

PLANNING

Date: Monday 27 July 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 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.

3 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.

Office of Corporate Manager Democratic & Civic Support				
Civic Centre, Paris Street, Exeter, EX1 1JN	Tel: 01392 277888	Fax: 01392 265593	www.exeter.gov.uk	

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).

4 Planning Application No. 15/038/03 - Park and Ride, Matford Park Road, Marsh Barton Trading Estate, Exeter

To consider the report of the Assistant Director City Development.

(Pages 5 - 12)

- 5 Planning Application No. 15/0470/03 Countess Wear Village Hall, 28 (Pages 13 School Lane, Exeter 16)
- 6 List of Decisions Made and Withdrawn Applications

To consider the report of the Assistant Director City Development.

(Pages 17

- 34)

7 Appeals Report

To consider the report of the Assistant Director City Development.

(Pages 35

- 36)

8 SITE INSPECTION PARTY

To advise that the next Site Inspection Party will be held on Tuesday 25 August 2015 at

9.30 a.m. The Councillors attending will be Lyons, Raybould and Williams.

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 7 September 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 4

<u>ITEM NO. 4</u> <u>COMMITTEE DATE:</u> 27/07/2015

APPLICATION NO: 15/0387/03 FULL PLANNING PERMISSION

APPLICANT: Mr Brown

Scoto Ltd

PROPOSAL: Proposed new workshop, offices, bus wash, fuelling and

chassis wash facility for the servicing, maintenance and parking of public service vehicles including change of use (B2 Sui Generis). Pick up and drop off of park and ride

passengers.

LOCATION: Park & Ride, Matford Park Road, Marsh Barton Trading

Estate, Exeter, EX2

REGISTRATION DATE: 07/04/2015 **EXPIRY DATE:** 07/07/2015



Scale 1:3000

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HISTORY OF SITE

90/00037/03 -	Erection of public conveniences Erection of illuminated information and advertising panels	PER	08/02/1990
91/0423/05 -		PER	01/08/1991
93/0262/03 -	Installation of security lighting columns Detached building to provide public toilet facilities	DMD	09/06/1993
07/0470/16 -		PER	27/04/2007

DESCRIPTION OF SITE/PROPOSAL

The site comprises the Matford Park and Ride site on Matford Park Road together with an adjacent piece of land used variously as overflow car parking to the Park and Ride and in association with the function of the livestock centre including for Car Boot Sales on Sundays. The site is principally laid to tarmac with lighting columns and a bank with tree planting separating the access road and Park and Pide site from the overflow parking area.

To the north boundary is Hussey's Auction Centre and Exeter Livestock Centre, to the East is a brook with mature deciduous woodland separating the site from Bad Homburg Way. To the south is mature woodland with residential housing beyond; to the west is mature deciduous woodland on a steep rising embankment. The nearest dwellings are on Dawlish Road to the south of the site.

It is proposed to use 1.1 hectares of this site to form the Stagecoach Depot with the remainder of the site retained as a Park and Ride site during the day and for overnight bus parking. The retained parking area will be laid out to provide 477 parking spaces with 8 disabled bays and 2 electric vehicle charging points, it will operate 7am to 7pm as per current Park and Ride operation hours. Overnight this area will provide parking for buses. The depot operation caters for a fleet of 158 buses and the bus depot compound will accommodate for 72 buses, for this reason only a proportion of the parking area would be occupied by buses and during daytime operation no bus parking would be required in the Park and Ride area. There is also some flexibility in the parking of buses in the Park and Ride area in the event that a car parked as part of the Park and Ride operation is not removed by 7pm. The Park and Ride operation is proposed to be managed by Stagecoach. Active management of the Park and Ride operation gives potential to discourage use of the Park and Ride by others: a number of potential measures are identified, from improved site notices and provision of information regarding terms of use to more onerous measures such as two part (parking and bus) tickets and exit restrictions by token provided on the bus.

The proposals involve the loss of the bank and trees in the centre of the site and replacement provision for the existing water extraction bore hole to within the Livestock Centre area. The existing public toilets and bus stops are relocated and the kiosk removed.

A new access to the Hussey's Car Auction site is proposed as a spur from a new miniroundabout within the site. Access to the Bus Depot is proposed from this roundabout to separate bus traffic from pedestrian traffic within the Park and Ride. It also provides the opportunity for buses serving the stops at the Park and Ride to turn.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and Access Statement
Flood Risk Assessment / Foul Sewage and Utilities Assessment
Lighting Assessment
Traffic Assessment
Travel Plan
Noise Assessment
Air Quality Assessment
Landscape Strategy
Phase 1 Ground Investigation Report (Desk Top Study)

REPRESENTATIONS

Four public representations have been received making the following points:

- Loss of access to woodland.
- Use of a brownfield site welcome in avoiding loss of green fields.
- Loss of car parking spaces a concern.
- Park and Ride should be more strictly controlled and protected for genuine users.
- Night time noise from buses would be in addition to existing daytime noise form roads.
- There should be no increase in noise or air pollution either during construction or operation.

CONSULTATIONS

Devon and Cornwall Police: No objections to the proposals. Advice with regards ensuring security of the site has been passed to the applicant.

Environment Agency: No objections to the proposal but the following comments apply:

Flood Risk. The proposed development site is liable to flood from the nearby minor watercourse that is fed from the Matford Brook. A new culvert will be laid under Bad Homburg Way to help safely manage flood risk locally as part of the extension of the nearby Matford Industrial Estate. To our understanding the agreed culvert under Bad Homburg Way still has not been constructed and as a consequence flooding risks on this development site remain high and third parties have suffered unnecessary flooding. We strongly advise that before this development is permitted on this site that the agreed culvert under Bad Homburg Way is constructed to ensure flooding risks on the site are lowered in the manner agreed in good faith in the past.

Water Quality. The vehicle wash water should be discharged to South West Water foul drainage system and design so not to cause run off to nearby watercourses during operation.

DCC Highways:

Traffic Impact. The depot appears to have 30-35 staff on site at one time, plus drivers. These movements largely occur outside of peak hours and this represents a significant reduction from the use of the over spill car park. The bus movements, whilst a considerable number, are expected to largely occur early in the morning or late at night. From that perspective the vehicular/traffic impact of the development is not a significant concern.

Access. In principle, a mini roundabout is acceptable. The roads and mini-roundabout within the site are not public highway however I would strongly advise that a Road Safety Audit is undertaken of the final designs prior to construction.

Park and Ride capacity. The current site has approximately 450 spaces, plus another 250-300 spaces in the adjacent overflow car park. Data from 2010 found that over 500 vehicles were regularly parked on the site (including the overflow), with a number of days with over 600 vehicles on site. The loss of spaces without any replacements will encourage more vehicles to drive into the city, may make the P&R less attractive for existing users who may no longer be able to find a space and is therefore a concern. I am aware that plans for a Park and Ride at Ide and this will provide additional capacity on that side of the city – but there is not currently any certainty as to when this will be in place and therefore something needs to be done to make best use of the spaces at the Matford Park and Ride. To address this, I would suggest that enforcement/disincentive needs to be put in place to stop/reduce the number of cars that park in the car park but do not use the Park and Ride. Anecdotally- a number of people working on Marsh Barton park at this site and walk.

Cycle Provision. The cycle provision at both the depot and Park and Ride should comply with the ECC Sustainable Transport SPD. A separate access for cyclists should be provided to the P&R to tie in with existing highway provision.

Travel Plan. This is acceptable. Car Park Specification/Drainage. The current car park has a thin porous asphalt surface. The construction is understood to be 100mm of asphalt on top of 200mm of coarse aggregate. This is less than half the typical construction depth for public highway. As such the surfacing and construction in its current form may not be suitable for heavy vehicles. To make this area suitable for the parking of heavy vehicles consideration will need to be given to either full depth reconstruction or overlay with raised levels. The ground conditions and groundwater levels would need to be considered as part of this. In terms of drainage the current surfacing is porous. At present, whilst infiltration rates are reasonably low, it does provide significant attenuation and evaporation thus significantly reducing runoff. However the assumption of impervious surfacing in the planning application

Page 5

undermines the drainage assessment. Details of drainage including provision for onsite attenuation need to be submitted. Given the nature of the drainage issue to be addressed it is considered that these matters can satisfactorily be dealt with by condition.

Layout. Onsite provision is made to provide informal pedestrian routes across the Park and Ride site. This needs to be addressed in the vicinity of the access and consideration should be given to it across the rest of the site as well. One option for addressing this could be a path on the north east boundary and/or western boundary – and could be achieved without losing spaces were parts of the site made one way.

ECC Environmental Health:

The noise condition proposed is acceptable.

"Operations of the bus depot shall not cause any change to the ambient LAFeq (15 minute) that would otherwise be present at any time of the day or night in the absence of the bus depot, as measured at the boundary of any dwelling (or other suitable surrogate location). Measurements shall be made in accordance with BS7445:1 (2003)"

The additional air quality information supplied satisfied concerns with the original report and the conclusion, that no specific mitigation measures are required, is accepted.

The contaminated land information suggests that no specific remediation is required. However they have yet to complete the full programme of ground gas monitoring.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance NPPF - National Planning Policy Framework

Exeter Local Development Framework Core Strategy

CP11 - Pollution and Air Quality

CP12 - Flood Risk

CP9 - Transport

CP11 - Pollution and Air Quality

CP12 - Flood Risk

CP15 - Sustainable Construction

CP17 - Design and Local Distinctiveness

Exeter Local Plan First Review 1995-2011

T1 - Hierarchy of Modes

T3 - Encouraging Use of Sustainable Modes

T7 - Park & Ride

DG3 - Commercial Development

DG7 - Crime Prevention and Safety

Exeter City Council Supplementary Planning Document Sustainable Transport SPD

OBSERVATIONS

The proposed layout reduces the area given over to Park and Ride but increases marked parking bays from 443 to 477 ordinary spaces, the current provision for 8 disabled and 2 electric vehicle charging spaces being maintained. Active management of the Park and Ride operation gives potential to discourage informal parking use of the Park and Ride by others that currently takes place, a number of potential measures are identified to achieve this. The proposal would result in the loss of the additional overflow parking area (290 spaces), which is also used in association with auctions and Car Boot Sales. The proposal is considered acceptable in light of the strategy for the creation of additional park and ride facilities on all

approaches to Exeter including the A30 at Ide and that the full capacity of the Park and Ride for persons travelling on to the city centre can be achieved through active management of the site as proposed.

The loss of the tree bank is regrettable but unavoidable if car parking numbers are to be maximised and the bus depot accommodated. This bank provides some visual amenity but views of the site are dominated by the embankment to the south and west and the mature deciduous woodland on that raised land. There is some scope for replacement planting on the entrance to the site and a landscape scheme can be conditioned to secure that.

There is no established BREEAM scheme for this type of building and use and it is considered onerous to expect a bespoke scheme to be prepared. The proposals include welcome measures including the recycling of water for bus washing, and identify options for reducing electricity consumption and heating demand. It is proposed that a condition be imposed so that the proposed and further potential measures suggested by the applicant by which the environmental performance of the building can be enhanced, can be further investigated and a scheme of appropriate viable measures implemented.

The Flood Risk Assessment submitted with the application assesses the site as being in Flood Zone 3, benefiting from flood defences. In accordance with the NPPF the proposed development is classified as being 'less vulnerable' for the Park and Ride Car Park and 'more vulnerable' for the proposed Bus Depot. The search for a site to relocate the existing depot to has been ongoing for several years. This site has been the only suitable site found, both in terms of land use but also the sustainable operation of the bus network. In accordance with the requirements of the NPPF Technical Guidance the site passes the Sequential Test and the Exceptions Test and is appropriate for the proposed development. It is recommended that any approval be subject to conditions including that a Emergency Plan be put in place should the defences be breached and the site be flooded. The proposals for resurfacing of the site includes provision for capture and attenuation of surface water run of, details of which can be secured by condition.

The completion of improvements to the culvert under Bad Homburg Way are required by clauses of the Section 106 agreement attached to the Matford Green development. These are required by the S106 to take place before the occupation of 50,000 square feet of floor space at Matford Green. The first and second buildings on Matford Green are currently under construction for identified end users and occupation of these buildings would trigger the requirement for the culvert to have been completed. Thus the provision of the culvert can be reasonably presumed to be enforceable well before the occupation of this proposed development.

A condition, the wording of which has been agreed between ECC Environmental Health Officers and the applicant is suggested to ensure that noise levels are maintained at existing levels when measured on a 15 minute average.

Construction phase noise and other potential amenity impacts such as dust during construction can be controlled by condition requiring Construction Environmental Management Plan.

RECOMMENDATION

APPROVE subject to the following conditions:

 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 2 April 2015 (drg. nos. 1020/ECC/001, 1020/B/002, 1020/B/003.1, 1020/B/004, 1020/B/010, 1020/B/011, 1020/B/012, 1020/B/012.1 and 1020/B/013) and 16 July 2015 (dwg. nos. 1020/B/001 rev H and 1020/B/001.1 rev H), as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

Operations of the bus depot shall not cause any change to the ambient LAFeq (15 minute) that would otherwise be present at any time of the day or night in the absence of the bus depot, as measured at the boundary of any dwelling (or other suitable surrogate location). Measurements shall be made in accordance with BS7445:1 (2003.

Reason: In the interests of residential amenity.

- A Construction Environmental Management Plans (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development on site and adhered to during the construction period. This should include details of monitoring and mitigation measures to control the environmental impact of the development during the construction and demolition phases, including site traffic, the effects of piling, and emissions of noise and dust. The CEMPs should contain a procedure for handling and investigating complaints as well as provision for regular meetings with appropriate representatives from the Local Authorities during the development works, in order to discuss forthcoming work and its environmental impact. The plan shall include details of construction access and provisions for access to the Hussey's site to be maintained during construction.

 Reason: In the interest of the environment of the site and residential amenity.
- No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.

Reason: In the interests of the amenity of the occupants of the building(s) hereby approved.

6) No development shall take place within the application site until the means of construction and drainage of the areas of parking and circulation have been agreed in writing by the Local Planning Authority. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that surface water runoff is maintained at the current rate or less.

7) The approved development shall only be occupied in accordance with the Travel Plan received on 2 April 2015, or such revised Travel Plan as subsequently approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

8) The development hereby approved shall not be brought into its intended use until secure cycle parking facilities have been provided in accordance with the approved plans. Thereafter the said cycle parking facilities shall be retained for that purpose at all times

Reason: To ensure that cycle parking is provided, in accordance with Exeter Local Plan Policy T3. **Page 8**

- 9) A scheme for the management of parking within the Park and Ride car park area shall be submitted to and approved in writing by the Local Planning Authority.

 Reason: In the interests of sustainable development.
- Before the development hereby approved is first occupied an emergency plan for the event of flooding shall be prepared.
 Reason: In the interests of safety.
- A scheme of measures to reduce energy and water use on site shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall subsequently be implemented on site before the development hereby approve is first brought into use.

Reason: In accordance with Exeter Core Strategy Policy CP15 and in the interests of sustainable development.

A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

Unless otherwise agreed in writing samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.

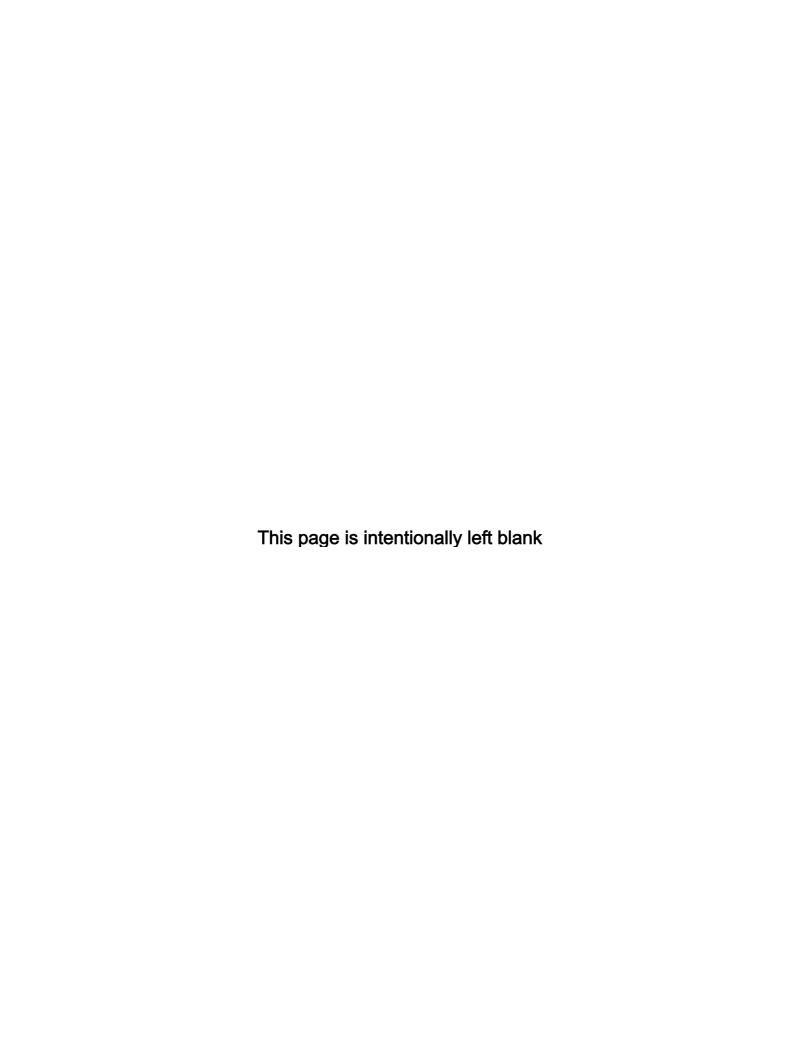
Reason: To ensure that the materials conform with the visual amenity requirements of the area.

Unless otherwise agreed in writing by the Local Planning Authority external lighting shall only be installed and operated in accordance with the details of the Lighting Assessment Report received 2 April 2015.

Reason: In the interests of visual 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



Agenda Item 5

<u>ITEM NO. 5</u> <u>COMMITTEE DATE:</u> 27/07/2015

APPLICATION NO: 15/0470/03 FULL PLANNING PERMISSION

APPLICANT: Mr Davies

Chairman Countess Wear Village Hall

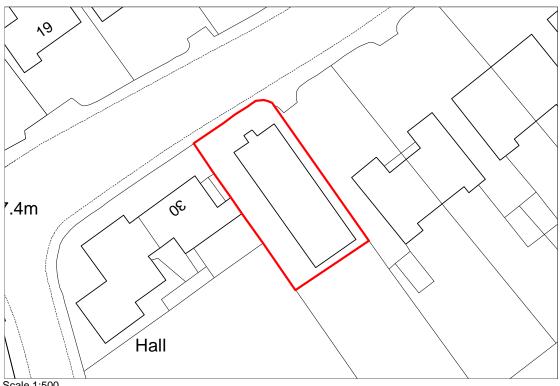
PROPOSAL: Demolition of the Countess Wear Village Hall and erection

of a new hall with an office on first floor, as replacement for

the existing village hall.

LOCATION: 28 School Lane, Exeter, EX2 6LB

REGISTRATION DATE: 29/04/2015 **EXPIRY DATE:** 29/06/2015



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DESCRIPTION OF SITE/PROPOSAL

Demolition of the Countess Wear Village Hall and erection of a new hall with an office and meeting room on first floor, as replacement for the existing village hall. The existing building is 114 sqm (gross internal floor space) and the new building 179 sqm (gross internal floor space).

The appearance of the new building is significantly larger being partly in two levels and wider than the existing building. Being more effectively insulated creates thicker walls and a bigger building which adds to the added indoor space (65 sqm) needed to for accessible entrance, toilets, a new kitchen and a larger hall and stage.

The building is effectively using the whole site and the sheds and outside toilets are demolished together with the old village hall. The front garden along School Lane will also disappear with the new building.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

REPRESENTATIONS

53 representations received, 21 in favour and 32 against.

A petition with 43 people objecting to the development.

Nearby neighbours object to the development and are concerned with the two storey part of the new building, the character of the new building and its impact on the street scene, overlooking into neighbouring properties, smell and sound from the kitchen exhaust and the increased traffic and parking problems. The use is questioned especially the need for office and meeting room on first floor and the increased floor area. Comments are made that the new building is significantly larger than the existing village hall.

The supporters of the development comment on how positive the existing use of the village hall is.

CONSULTATIONS

The Highway Authority, Highway Development Management Officer (Exeter) at Devon County Council, has no objections to the development regarding the impact of traffic and parking.

Environmental Health has no objection subject to planning conditions relating to construction/demolition hours and conditions regarding the control of the emission of noise, fumes, smell and amplified sound from the premises.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework 2012

Exeter Local Development Framework Core Strategy 2012

CP10 – Community facilities

CP15 – Sustainable design and construction

CP17 – Design and local distinctiveness

Exeter Local Plan First Review 1995-2011

AP1 – Design and location of development

AP2 – Sequential approach

CS5 – Education and training facilities for adults

CS6 - Community halls

T9 – Access to building by people with disabilities

C2 – Listed buildings

C4 – Historic parks and gardens

C5 – Archaeology

DG1 – Objectives of urban design

DG2 - Energy conservation

OBSERVATIONS

The development is in conformity with NPPF, policies in the Local Development Framework Core Strategy 2012 and the guidelines in the Local Plan. Especially important is the protection community facilities, CP10 in the Core Strategy. From a planning perspective improved community use on the site is acceptable. To ensure the quality of community facilities the village hall needs to be bigger to incorporate toilets, new kitchen and storage. To incorporate even functions like office and meeting room, to make it easier for voluntarily work, is also in line with improving the existing use.

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The design of the new larger village hall conforms to CP17 in the Core Strategy and AP1 in the Local Plan regarding the materials, colour and character. Even with the first floor office and meeting room, the new building will not impair the character of the surrounding area, including the adjacent church. A large building will of course have an impact but will not harm either the amenity or the character. The building will only have a minor effect on the street scene.

No window will overlook neighbouring properties, the office window is placed at a height of 1667 mm.

To avoid any unacceptable smell and sound from the kitchen exhaust a condition should be added.

The highway authority has no objection to the development regarding the impact on the traffic situation and parking.

RECOMMENDATION

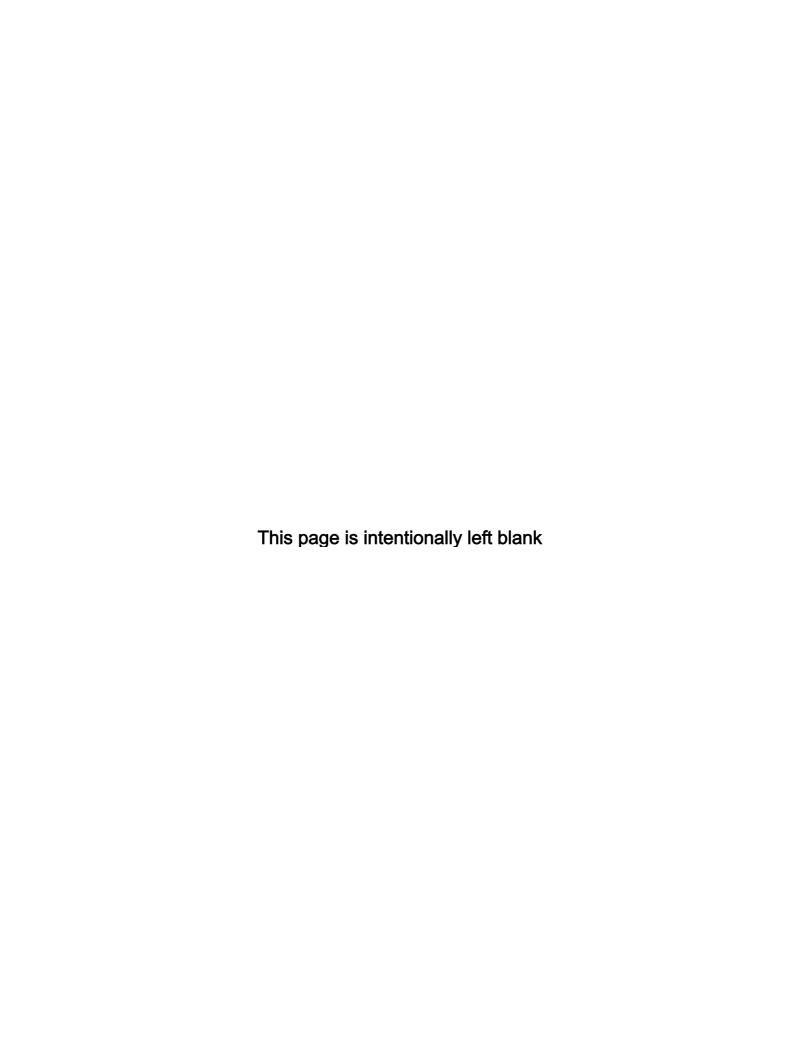
To grant permission with conditions:

- 1) C05 Time Limit Commencement
- 2) C15 Compliance with Drawings
- 3) The applicant should submit for review details of the proposed kitchen extraction system, including predicted noise levels and odour abatement equipment **Reason:** To protect the residential amenities of adjacent occupiers. The applicant should be advised that further guidance on the required information is available in annex B of the DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'.
- 4) The applicant shall undertake a noise impact assessment for this application, which shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, patrons and events.

 Reason: To protect the residential amenities of adjacent occupiers.
- 5) If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of works to ensure that the development does not have a significant negative impact on local amenity.. **Reason:** To protect the residential amenities of adjacent occupiers.
- 6) Implement agreed noise and odour control works before using the kitchen. **Reason:** To protect the residential amenities of adjacent occupiers.

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



Agenda Item 6

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 27 July 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



Exeter City Council

27/07/2015

All Planning Decisions Made and Withdrawn Applications Between 19/6/2015 and 16/7/2015

Application Number: 15/0172/03 Delegation Briefing: 21/04/2015 0

Decision Type Permitted **Decision Date**: 10/07/2015 COM

Location: River Exe between Cowley Bridge and Countess Wear.

Proposal: The construction of flood defence improvements, comprising raising of existing

defences and new flood defence walls, embankments and demountable

defences.

Application Number: 15/0173/07 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 10/07/2015 COM

Location: River Exe between Cowley Bridge and Countess Wear and the following listed

buildings: Custom House, Transit Shed, Quay House, Wharfinger's Office, 4 The **Proposal:**The construction of flood defence improvements, comprising raising of existing

defences and new flood defence walls, embankments and demountable

defences.

ALPHINGTON

Application Number: 15/0279/03 **Delegation Briefing:** 09/06/2015 0

Decision Type Permitted **Decision Date**: 01/07/2015 DEL

Location: Brewers Court, Willeys Avenue, Exeter, EX2 8EZ

Proposal: Development to provide 13 apartments on land adjoining Brewers Court, Willeys

Avenue

Application Number: 15/0487/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 13/07/2015 DEL

Location: 66 Fairfield Road, Exeter, EX2 8UF

Proposal: Single storey side extension and front porch

Application Number: 15/0185/03 **Delegation Briefing:** 24/03/2015 0

Decision Type Refuse Planning Permission **Decision Date:** 14/07/2015 COM

Land to rear of Crawford Hotel, Alphington Road, Exeter, EX2 8JD

Proposal: Proposed development of four dwellings (three terrace units and one detached).

Application Number: 15/0699/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 15/07/2015 DEL

Location: Units 1-10 Alphington Park, Alphington Road, Marsh Barton Road, Ashton Road,

Exeter, EX2 8LH

Proposal: Three non illuminated free standing signs each 5.9 metres high

Application Number: 15/0742/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 15/07/2015 DEL

Location: Land Adjacent Bad Homburg Way, Exeter, EX2

Proposal: One temporary non illuminated marketing board

Application Number: 15/0327/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 22/06/2015 DEL

Location: Oaklands, Cowick Lane, Exeter, EX2 9HY

Proposal: Proposed alterations to existing openings to rear elevations and garage.

Application Number: 15/0416/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 24/06/2015 DEL

Location: Matford Green Business Park, Yeoford Way, Marsh Barton Trading Estate,

Exeter, EX2

Proposal: 3 No. marketing boards

COWICK

Application Number: 15/0337/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 19/06/2015 DEL

Location: 14 Newman Road, Exeter, EX4 1PN

Proposal: Porch Extension to front of property and single storey rear extension

Application Number: 15/0370/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 19/06/2015 DEL

Location: 60 Dorset Avenue, Exeter, EX4 1ND

Proposal: Two storey side extension

DURYARD

Application Number: 15/0408/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 02/07/2015 DEL

Location: 7 Hoopern Avenue, Exeter, EX4 6DN

Proposal: Demolition of roof structure and small extension. Construction of new first floor

and new extension. Construction of swimming pool. Installation of external wall

insulation, new doors and windows to ground floor.

Application Number: 15/0598/07 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 06/07/2015 DEL

Location: Thomas Hall, Cowley Bridge Road, Exeter, EX4 5AD

Proposal: Various minor changes to the previously approved drawings in respect of

application 13/5109/07 relating to the layout and external appearance of the

development to reflect the scheme as constructed.

Application Number: 15/0602/37 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 06/07/2015 DEL

Location: Thomas Hall, Cowley Bridge Road, Exeter, EX4 5AD

Proposal: Amendment to approved consent comprising minor changes to layout and

external appearance of the development to reflect scheme as constructed. (Non-Material Minor Amendment to Planning Permission Ref No 13/5108/03 granted

on 15th July 2014)

Application Number: 15/0181/03 **Delegation Briefing:** 26/05/2015 0

Decision Type Refuse Planning Permission **Decision Date**: 07/07/2015 DEL

Location: Hickling Cottage, Taddyforde Estate, Exeter, EX4 4AT

Proposal: Proposed replacement outbuilding

Application Number: 15/0467/04 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 07/07/2015 DEL

Location: 9 Curlew Way, Exeter, EX4 4SW

Proposal: T1 - Holm Oak - Crown reduce by 30%

Application Number: 15/0614/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 07/07/2015 DEL

Location: Thomas Hall, Cowley Bridge Road, Exeter, EX4 5AD

Proposal: Construction of a pre-fabricated timber cabin adjacent to the kindergarten

classrooms within Steiner Academy.

Application Number: 15/0615/07 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 07/07/2015 DEL

Location: Thomas Hall, Cowley Bridge Road, Exeter, EX4 5AD

Proposal: Construction of a pre-fabricated timber cabin adjacent to the kindergarten

classrooms within Steiner Academy.

Application Number: 15/0607/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 16/07/2015 DEL

Location: Laver Building, North Park Road, Exeter, EX4 4QE

Proposal: The provision of a new modular GRP electrical substation building to support the

existing Laver Building Data Centre

Application Number: 15/0473/18 **Delegation Briefing:**

Decision Type Was lawful use **Decision Date**: 24/06/2015 DEL

Location: 8 Oriole Drive, Exeter, EX4 4SJ

Proposal: Rear conservatory (Certificate of Lawfulness of Proposed Development)

Application Number: 15/0508/04 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 29/06/2015 DEL

Location: 145 Pennsylvania Road, Exeter, EX4 6DZ

Proposal: T1 - Holm Oak - Remove 2 lowest branches (South)

T2 - Holm Oak - Crown lift to 4M

T3 - Holm Oak - Fell

EXWICK

Application Number: 15/0527/03 **Delegation Briefing:**

Decision Type Permitted Decision Date: 16/07/2015 DEL

Location: 12A Redhills, Exeter, EX4 1SQ

Proposal: Change of use from dwelling house to flats. Addition of external stair

Application Number: 15/0420/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 22/06/2015 DEL

Location: 39 Knowle Drive, Exeter, EX4 2DF

Proposal: Single storey side extension to dwelling, to provide improved kitchen/living

space.

HEAVITREE

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Application Number: 15/0632/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 13/07/2015 DEL

Location: 55-57 Fore Street, Heavitree, Exeter, EX1 2RZ

Proposal: Relocation of automatic transfer machine (ATM) and installation of security door

Application Number: 15/0633/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 13/07/2015 DEL

Location: 55-57, Fore Street, Heavitree, Exeter, EX1 2RZ

Proposal: Installation of illuminated ATM surround

Application Number: 15/0168/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 24/06/2015 DEL

Location: 61 Fore Street, Heavitree, Exeter, EX1 2RJ

Proposal: Replacement windows and doors; new barrier and replacement of plant

Application Number: 15/0446/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 24/06/2015 DEL

Location: 38A Fore Street, Heavitree, Exeter, EX1 2QL

Proposal: Installation of directional LED light fittings over the 5m street frontage

Application Number: 15/0447/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 24/06/2015 DEL

Location: 38A Fore Street, Heavitree, Exeter, EX1 2QL

Proposal: Installation of directional LED light fittings over the 5m street frontage.

Low power output directional LED illumination system to existing shop front sign

NEWTOWN

Application Number: 15/0538/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 02/07/2015 DEL

Location: Street Works Site, Roundabout- Junction Western Way/Belmont Road, Exeter,

EX1

Proposal: Remove the existing 12m street works pole, install new 15m street works pole

with 3 new cabinets.

Application Number: 15/0492/03 **Delegation Briefing:** 23/06/2015 0

Decision Type Permitted **Decision Date:** 15/07/2015 DEL

Location: 7-9, Blackboy Road, Exeter, EX4 6SG

Proposal: Demolition of existing buildings and erection of a new convenience store.

Application Number: 15/0493/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 15/07/2015 DEL

Location: 7-9, Blackboy Road, Exeter, EX4 6SG

Proposal: Demolition of existing buildings and erection of a new convenience store.

1 no. internally illuminated fascia sign; 1 no. projecting sign; 1 no. non-illuminated

ATM surround sign; and 1 no. non-illuminated wall mounted lozenge sign.

PENNSYLVANIA

Application Number: 15/0350/03 Delegation Briefing: 23/06/2015 0

Decision Type Permitted **Decision Date**: 25/06/2015 DEL

Location: 200 Pennsylvania Road, Exeter, EX4 6DZ

Proposal: Front and side extension

Application Number: 15/0428/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 30/06/2015

Location: 24 Prince Charles Road, Exeter, EX4 7EN

Proposal: Two storey side extension including extension of front dormer window.

Application Number: 15/0678/26 **Delegation Briefing:**

Decision Type Raise No Objection Decision Date: 30/06/2015 DEL

Location: Stoke Hill Junior School, Stoke Hill, Exeter, EX4 7DP

Proposal: Extension to after school club building to provide 2 toilets

PINHOE

Application Number: 15/0757/18 Delegation Briefing:

Decision Type Was lawful use **Decision Date**: 13/07/2015 DEL

Location: 30 Bernadette Close, Exeter, EX4 8DU

Proposal: Loft conversion including construction of a rear dormer.

POLSLOE

Application Number: 15/0557/03 Delegation Briefing: 04/06/2015 0

Decision Type Permitted **Decision Date:** 02/07/2015 DEL

Location: 12 Polsloe Road, Exeter, EX1 2HL

Proposal: Rear dormer

Application Number: 15/0558/18 **Delegation Briefing:**

Decision Type Was lawful use **Decision Date**: 02/07/2015 DEL

Location: 9 Clinton Avenue, Exeter, EX4 7BA

Proposal: Roof space conversion

Application Number: 15/0559/17 **Delegation Briefing:**

Decision Type Was lawful use **Decision Date**: 02/07/2015 DEL

Location: 144 Monks Road, Exeter, EX4 7BQ

Proposal: Lawful development certificate for the extension (now known as 144A Monks Rd,

Exeter EX4 7BQ) to be used as a separate dwelling

PRIORY

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Application Number: 14/4855/03 **Delegation Briefing:** 23/06/2015 0

Decision Type Permitted **Decision Date**: 01/07/2015 DEL

Lidl Supermarket, Burnthouse Lane, Exeter, EX2 6NF

Proposal: Proposed demolition of existing Lidl foodstore (and Co Op Pharmacy

concession) and erection of a new replacement foodstore and stand alone Co Op

Pharmacy unit, with associated car parking and landscaping

Application Number: 15/0606/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 03/07/2015 DEL

Location: 92 Earl Richards Road South, Exeter, EX2 6AP

Proposal: Single storey kitchen extension to rear, and conversion of garage to provide

ground floor bedroom

Application Number: 15/0465/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 07/07/2015 DEL

Location: Dolphin Inn, 31 Burnthouse Lane, Exeter, EX2 6BG

Proposal: Construction of a paving blocked patio to the front elevation

Application Number: 15/0489/04 **Delegation Briefing:**

Decision TypeRefuse Planning PermissionDecision Date:29/06/2015DELLocation:Land At Earl Richards Road North, Rear Of 15 Salmon Pool Lane Exeter, EX2

Proposal: T1 -2 - Sycamore - Reduce by 50%

ST DAVIDS

Application Number: 15/0532/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 02/07/2015 DEL

Location: Acorn Roundabout, Western Way, Exeter, EX1

Proposal: Remove the existing 10m street works pole, install new 15m street works pole

with 2 new cabinets.

Application Number: 15/0588/37 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 02/07/2015 DEL

Location: Rougemont Telephone Exchange, Queen Street, Exeter, EX4 3TL

Proposal: Alterations to lower access, cycle storage and external alterations. Non material

minor amendment to planning application 14/0899/03 granted 15 May 2015

Application Number: 15/0609/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 03/07/2015 DEL

Location: Darwin House, Southernhay Gardens, Exeter, EX1 1LA

Proposal: Change of material to ground floor pitched roofs from glazed fixed lights to slate

tiles

Application Number: 15/0494/07 **Delegation Briefing:**

Decision Type Withdrawn by Applicant **Decision Date:** 07/07/2015

Location: 36 Richmond Road, Exeter, EX4 4JA

Proposal: Demolition of brick outbuilding, ground floor extension, exterior store room and

new door in existing gate

Application Number: 15/0495/03 **Delegation Briefing:**

Decision Type Withdrawn by Applicant **Decision Date**: 07/07/2015

Location: 36 Richmond Road, Exeter, EX4 4JA

Proposal: Ground floor extension, exterior store room and new door in existing gate

Application Number: 15/0605/03 **Delegation Briefing:** 07/07/2015 0

Decision Type Permitted **Decision Date**: 07/07/2015 DEL

Location: 23, Guildhall Shopping Centre, Exeter, EX4 3HW

Proposal: Change of use from permitted Class A3 use to Class A4

Application Number: 14/4834/03 **Delegation Briefing:** 24/03/2015 0

Decision Type Permitted Decision Date: 08/07/2015 DEL

Location: 38 Commercial Road, Exeter, EX2 4AE

Proposal: Change of use and associated alterations of first floor to provide seven

apartments. Change of use of part of ground floor to provide restaurant premises.

Demolition of existing lean to extension and construction of three storey extension to provide additional accommodation for first floor apartments and

ground floor retail unit.

Application Number: 14/4835/07 **Delegation Briefing:** 24/03/2015 0

Decision Type Permitted **Decision Date**: 08/07/2015 DEL

Location: 38 Commercial Road, Exeter, EX2 4AE

Proposal: Change of use and associated alterations of first floor to provide seven

apartments. Change of use of part of ground floor to provide restaurant premises.

Demolition of existing lean to extension and construction of three storey extension to provide additional accommodation for first floor apartments and

ground floor retail unit.

Application Number: 15/0372/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 08/07/2015 DEL

Location: 38 Southernhay East, Exeter, EX1 1PE

Proposal: Change of use of 1st floor of number 39 and second floor of numbers 38 and 39

to self-contined residential accommodation. Reinstatement of internal staircase to number 38 and Office Space. 2no. new windows on North Elevation of number 38. Modification of the previously approved existing rear extension to number 38

with change of use to residential self-contained accommodation.

Application Number: 15/0373/07 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 08/07/2015 DEL

Location: 38 Southernhay East, Exeter, EX1 1PE

Proposal: Change of use of 1st floor of number 39 and second floor of numbers 38 and 39

to self-contined residential accommodation. Reinstatement of internal staircase to number 38 and Office Space. 2no. new windows on North Elevation of number 38. Modification of the previously approved existing rear extension to number 38

with change of use to residential self-contained accommodation.

Application Number: 15/0574/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 13/07/2015 DEL

Location: The Rougemont Thistle Hotel, Queen Street, Exeter, EX4 3SP

Proposal: Two sets of internally illuminated text fixed to building, four plaques, two

replacement flags and replacement internally illuminated car park totem

Application Number: 15/0585/07 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 13/07/2015 DEL

Location: 8 Russell Terrace, Exeter, EX4 4HX

Proposal: Single-storey rear extension and internal alterations

Application Number: 15/0409/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 15/07/2015 DEL

Location: 22 Cathedral Yard, Exeter, EX1 1HB

Proposal: 1 no. External illuminated conservation style projecting sign

Application Number: 15/0502/07 **Delegation Briefing:**

Decision Type Permitted Decision Date: 15/07/2015 DEL

Location: 22 Cathedral Yard, Exeter, EX1 1HB

Proposal: Double sided externally illuminated projecting sign

Application Number: 15/0725/18 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 15/07/2015

Location: Rougemont Telephone Exchange, Queen Street, Exeter, EX4 3TL

Proposal: Installation of an electricity sub station to rear of site. (Certificate of Lawfulness of

Proposed Development)

Application Number: 15/0510/04 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 29/06/2015 DEL

Location: Hertford House, Southernhay Gardens, Exeter, EX1 1EJ

Proposal: T1 - Copper Beech - Crown reduce by 1.5M

T2 - Norway Maple- Fell

T6 - Lime - 2M clearance of building

T1.1 - Lime - Fell T.1 Fir (2) - Fell

T7 - Alder (3) - 2M Clearance T11 -Lime (2) - 2M Clearance

Application Number: 15/0591/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 30/06/2015 DEL

Location: 2 The Cloisters, Cathedral Close, Exeter, EX1 1HS

Proposal: Three fascia signs

ST JAMES

Application Number: 15/0247/03 **Delegation Briefing:** 09/06/2015 0

Decision Type Refuse Planning Permission **Decision Date:** 14/07/2015 COM

Location: Site At Rear Of 16 West Avenue, Hoopern Lane, Exeter, EX4 4SD

Proposal: Demolition of existing double garage and shed for the erection of new two storey

dwelling

Application Number: 15/0648/03 **Delegation Briefing:** 18/06/2015 0

Decision Type Permitted Decision Date: 15/07/2015 DEL

Location: 9 Highcross Road, Exeter, EX4 4NP

Proposal: Single storey side extension

Application Number: 15/0548/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 24/06/2015 DEL

Location: 1 Linden Vale, Howell Road, Exeter, EX4 4LF

Proposal: Handrail to existing flat roof to provide balcony area and other alterations

Application Number: 15/0542/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 30/06/2015 DEL

Location: Flat 3, 15 Union Road, Exeter, EX4

Proposal: Replacement upvc windows

ST LEONARDS

Application Number: 15/0511/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 06/07/2015 DEL

Location: 28 Feltrim Avenue, Exeter, EX2 4RP

Proposal: Single-storey rear extension and extended patio

Application Number: 15/0629/06 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 07/07/2015 DEL

Location: 2 St. Leonards Place, Exeter, EX2 4LZ

Proposal: T1 - Monterey Cypress - Crown reduce by 3M

Application Number: 15/0701/06 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 07/07/2015 DEL

Location: Lord Mamhead Homes, Matford Road, Exeter, EX2 4PD

Proposal: T4 - Turkey Oak - Dismantle to near ground level

T23,T25,T390 - Lawson Cypress - Dismantle to near ground level

T29 - Sawara Cypress - Dismantle to near ground level
T31 - Leyland Cypress - Dismantle to near ground level
A3 - Cypress/Rhododendron/Holly - Clear (Retain Holly T15)
A4 - Mixed Ornamental Conifers - Clear (Retain Oak T22)

Application Number: 15/0501/03 **Delegation Briefing:**

Decision Type Withdrawn by Applicant **Decision Date**: 22/06/2015

Location: 39 Barnardo Road, Exeter, EX2 4ND

Proposal: Single storey extension to rear of property

ST LOYES

Application Number: 15/0429/03 **Delegation Briefing:** 07/07/2015 0

Decision Type Permitted **Decision Date:** 07/07/2015 DEL

Location: 26 Spinney Close, Exeter, EX2 5PE

Proposal: 2 storey side extension

Application Number: 15/0441/03 Delegation Briefing:

Decision Type Permitted **Decision Date**: 13/07/2015 DEL

Location: 34 Whitchurch Avenue, Exeter, EX2 5NT

Proposal: Provision of Balcony to rear of property together with alterations to Lounge

window to provide a double door. Ground Floor is level with street at the front of

the property but at First Floor at the rear due to the sloping site.

ST THOMAS

Application Number: 15/0544/21 **Delegation Briefing:**

Decision Type Prior Approval Not Required **Decision Date**: 08/07/2015

Location: Street Works Site, Junction Of Haven Road & Alphington Road, Exeter, EX2

8AF

Proposal: Remove existing 15m street works pole and install new 17.5m street works pole

with 2 new cabinets

Application Number: 15/0503/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 09/07/2015 PER

Location: 9 St. Thomas Centre, Exeter, EX4 1DG

Proposal: Change of use of A2 (bank) to mixed use of A1 (shop) ground floor and C3

(single flat) above.

TOPSHAM

Application Number: 15/0417/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 02/07/2015 DEL

Location: Bricknells Bungalow, Old Rydon Lane, Exeter, EX2 7JW

Proposal: Erection of 4 no. five bedroom detached dwellings and associated infrastructure

following demolition of existing bungalow

Application Number: 15/0549/04 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 07/07/2015 DEL

Location: Exeter Golf & Country Club, Topsham Road, Exeter, EX2 7AE

Proposal: T276-278 - Poplar - Fell

T279- Field Maple - Fell T280-T282- Poplar - Fell T283;T318-T319 - Maple- Fell

T358 - Maple - Fell T359 - Sycamore- Fell T360- Oak-Fell T361 - Ash - Fell

Application Number: 15/0478/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 08/07/2015 DEL

Location: Topsham Rugby Football Club, Exeter Road, Topsham, Exeter, EX3 0LY

Proposal: The application is for the temporary installation of a marquee and temporary

office structure. The office structure is 9.14m x 3.048m and the marquee is 30.46m x 12.19m. The works are of a temporary nature and the marquee and office structure will be installed on the 15th June 2015 and will be removed from site by the 6th November 2015. The works are in preparation for the Rugby

World Cup.

Application Number: 15/0630/37 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 10/07/2015 DEL

Location: Plots 147 & 148 Rydon Place, Old Rydon Lane, Exeter, EX2

Proposal: Reorientation of car port serving plots 147 and 148. (Non material minor

amendment to planning application 12/0921/02)

Application Number: 15/0760/37 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 13/07/2015 DEL

Location: Seabrook Orchards (formerly land to North of Topsham Town AFC ground),

Topsham Road, Topsham, Exeter, EX3

Proposal: Non material amendment to condition17 to explictly provide for the compliance in

line with the phased delivery of the development. (Non-material Amendment to Planning Permission Reference No 11/1291/01 granted on 15th October 2013).

Application Number: 15/0433/02 **Delegation Briefing:** 26/05/2015 0

Decision Type Permitted **Decision Date**: 14/07/2015 DEL

Location: Seabrook Orchards (Formerly land north of Topsham Town AFC ground),

Topsham Road, Topsham, Exeter, EX3

Proposal: Reserved Matters Application (Pursuant to the Outline Planning Permission

granted on 15 October 2013, ref 11/1291/01) for the approval of the Layout, Scale, Appearance of Buildings, Means of access to buildings and Landscaping for Phase 1 of the Seabrook Orchards Development – Consisting of 200 Dwellings (including 40 Affordable Dwellings), Strategic Landscaping (including

open spaces, footpaths, cycleways, local equipped area for play,

pavilion/changing facilities, two football pitches, multiuse games area, allotments and orchards) and Associated Infrastructure (including noise bund to south, flood

attenuation ponds and realignment of Seabrook).

Application Number: 15/0618/06 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 15/07/2015 DEL

Location: Riversmeet Cottage, Riversmeet, Topsham, Exeter, EX3 0BE

Proposal: T1 - Holm Oak- Reduce branches

T2 - Sycamore- Fell

Application Number: 15/0479/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 19/06/2015 DEL

Location: Broadway House, 35 High Street, Topsham, Exeter, EX3 0ED

Proposal: Change of use from hotel to single residential dwellinghouse

Application Number: 14/2083/03 Delegation Briefing: 21/10/2014 0

Decision Type Permitted **Decision Date:** 30/06/2015 COM

Land to the south of Exeter Road, Exeter Road, Topsham, Exeter, EX3

Proposal: The erection of Class A1 foodstore (1,635 sq m gross) with associated access,

car parking and landscaping, and other associated works.

WHIPTON BARTON

Application Number: 15/0343/01 **Delegation Briefing:** 12/05/2015 0

Decision Type Permitted **Decision Date**: 07/07/2015 DEL

Land Between Pinn Lane, & Grenadier Road, Exeter Business Park, Exeter, EX1

Proposal: Outline Application to provide 2 / 3 storey building for use as offices, parking,

access to highway and associated works (appearance, landscaping, layout and

building design reserved for future consideration).

Application Number: 15/0379/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 15/07/2015 DEL

Location: 80 Honiton Road, Exeter, EX1 3EE

Proposal: Removal of hedge and erection of 1.8m fence above existing boundary wall to

the side and rear of property.

Application Number: 15/0562/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 16/07/2015 DEL

Location: 107 Hamlin Lane, Exeter, EX1 2SE

Proposal: First floor rear extension, alteration to flank window & external material changes

Application Number: 15/0475/37 **Delegation Briefing:**

Decision Type Permitted **Decision Date**: 23/06/2015 DEL

Location: Former St. Lukes High School, Ringswell Avenue, Exeter, EX1 3EG

Proposal: Alterations to approved layout and elevations (Non Material Amendment to

Reserved Matters Approval 13/0105/02)

Application Number: 15/0634/18 **Delegation Briefing:**

Decision Type Was lawful use **Decision Date**: 25/06/2015 DEL

Location: 70 Whipton Lane, Exeter, EX1 3DN

Proposal: Rear dormer and hip-to-gable roof extension

Total Number of Decisions Made:

85

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

Agenda Item 7

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 27 July 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 Application Ref: 15/0012/03 – 37 Birch Barton Hill, EX1 3EX – Appeal Dismissed

The proposal sought permission to provide additional living accommodation. The Inspector comments that scheme would considerably enlarge the existing property and markedly alter its design and appearance; the new slate gabled roof/ large windows at first and second floor level and the use of timber cladding would be very different to the houses on either side; some of the bedrooms would be below the Council's recommended size. He did not consider overlooking to be an issue but considered the increase in height of the flank wall would be likely to create an overbearing and oppressive outlook for the neighbours and unacceptable living conditions. The Inspector also considered the scheme would conflict with national planning policies that require a good standard of amenity for existing occupiers of buildings.

Application Ref: 14/4747/04 - 2 Ely Close, EX4 2EY - Appeal Dismissed

The application sought to remove tree T1, a Monterey Pine, of the Tree Preservation Order. It is sited close to the feeder road (which changes from Lichfield Road to Gloucester Road by the tree) and is prominent in views from these and adjacent residential roads. It is one of the few larger trees and is valuable as an evergreen in an otherwise deciduous setting. The Inspector considered that the tree makes a significant contribution to the appearance and setting of the area. He considered its size, health, location and constraint on the use of the garden area. His conclusion was that the tree makes a major contribution to the appearance and setting of the area. The tree covers a proportion of the rear garden and will cause some loss of enjoyment of the property but he considered that sympathetic tree surgery may be capable of improving this relationship without destroying the amenity it provides. It will affect the use of the garden and will drop debris in season but not to a degree which provides strong support for the proposed work.

4. New Appeals

4.1 Notification has been received for one new appeal. It relates to land at Salters Road adjacent to Ruby Court, Exeter (ref 14/4734/03) where the applicant sought permission for a one bedroom single storey dwelling.

5. Public Inquiries

- 5.1 The Waddeton Park Limited Inquiry at Exeter Road, Topsham will take place on 24 November.
- 5.2 The Honiton Road mixed use development Inquiry will take place in the first week of December.

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