

PLANNING COMMITTEE

Monday 7 September 2015

Present:

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

Apologies:

Councillor Newby

Also Present:

Assistant Director City Development, Principal Project Manager (Development) (MH) and Democratic Services Officer (Committees) (HB)

62

MINUTES

The minutes of the meetings held on 27 April, 1 June and 29 June were taken as read and signed by the Chair as correct.

63

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

64

PLANNING APPLICATION NO. 15/0792/16 - RENNES HOUSE AND LAND ADJOINING VAUGHAN ROAD, EXETER

The Principal Project Manager (Development) presented the application for the demolition of two storey car park, relocation of western power substation, relocation of O2 substation and erection of new residential development containing 26 flats including new adjacent car parking facilities and landscaped areas.

Members were circulated with an update sheet - attached to minutes.

Mr Bolton spoke against the application. He raised the following points:-

- the design and colouring scheme are alien to the area;
- the proposed car park is inadequate for the existing number of residents;
- adequate parking spaces and garages are required to ensure that there is no parking congestion in the area;
- the Police have reported anti social behaviour in the area which is continuing and, consequently, a gated area is required to improve security;
- the proposed garden area is in the wrong location and will suffer from excess shading and is likely to be windy;
- refusal of the application on the previous occasion was because of the loss of open space and this remains a problem with the new plans; and
- is the £1.9 million allocated for the upgrade of Rennes House dependent on the new build?.

He responded as follows to Members' queries:-

- there were no disabled parking spaces currently marked on site;

- parking is likely to be a growing problem as, although the flats are designated for over 55's, many of the occupants will possess cars. It is likely that there will be increased parking in Whipton Village.

Ms Osmundsen spoke in support of the application. She raised the following points:-

- a new high quality development of 26 flats for the over 55's was proposed to be rented to households in housing need in Exeter;
- the scheme would deliver new healthy design for older people using building biology principles, a modern landmark design offering long term savings in maintenance and repair costs, it would meet the Lifetime Homes standard and exceed minimum national space standards and it would possess low energy Passivhaus design aiding fuel poverty by reducing heating bills significantly;
- following the approval of the 2010 scheme, there has been a need to drive down costs and get better value for the public purse, hence the removal of the undercroft car parking. The number of new homes had been increased from 19 to 26 by increasing the proportion of one bedroom houses. This, along with other design changes, had reduced build costs by 40% between the old scheme and this current scheme;
- would possess 24 parking spaces to be shared between the new build and Rennes House retaining the same number of parking spaces used by Rennes House residents with 9 spaces for the new development;
- a new high quality, landscape architect designed scheme for the residents of Rennes House, with design input from the tenants;
- improved security of the entire site with the introduction of boundary treatments to prevent pedestrians from crossing the site and gaining access to the upgraded private amenity space;
- after the February Planning Committee, further consultation had been undertaken with local residents particularly focussing on the car parking arrangements, communal landscaping and site security, on site car parking had been reduced, a high quality landscaped area wrapping around the north and east of Rennes House, for the use of the Rennes House residents had been introduced and the private balcony sizes on the new build had been increased to allow for greater amenity space; and
- the upgraded communal garden for Rennes House will get morning sun until noon, even in winter and will benefit from evening sun in late spring, through the summer and in early autumn.

She responded as follows to Members' queries:-

- £1.9 million remains set aside for the upgrade of Rennes House;
- the Police Architecture Liaison Officer was consulted on design and further consultation could take place with residents to improve lighting/security levels;
- disabled parking spaces will be marked out;
- there is a significant demand for one bed properties partly as a result of the allocation policy and downsizing;
- the parking area will be monitored by the community patrol service as with other Council developments to ensure parking permits are shown;
- the new amenity space will be landscaped although tree provision would be limited because of the effects of shading and root growth

The recommendation was for approval subject to the conditions as set out in the report and the additional condition on the update sheet.

RESOLVED that, subject to prior consultation with the Chair and Ward Councillors on:-

- the potential location of a drop off point;
- design of parking area;
- security and lighting issues; and
- design of the amenity space;

and subject also to the completion of a legal agreement (in the form of a Unilateral Undertaking) to secure provision of 35% of the units as affordable in perpetuity, and limitation on occupation to age 55 and over, the Assistant Director City Development be authorised to **APPROVE** planning permission for the demolition of two storey car park, relocation of western power substation, relocation of O2 substation and erection of new residential development containing 26 flats including new adjacent car parking facilities and landscaped areas subject to the following conditions:-

- 1) C05 - Time Limit - Commencement
- 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 21st August and 13th November 2014 (dwg. nos. AL(0)500 Rev P4, AL(0)100 Rev P3, AL(0)110 Rev P3, AL(0)120 Rev P3, AL(0)130 Rev P3, AL(0)151 Rev P8 and AL(0)150 Rev P8), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials
- 4) C35 - Landscape Scheme
- 5) C37 - Replacement Planting
- 6) The existing accesses onto Hill Lane and Vaughan Road shall be permanently closed and footway reinstated in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority as soon as the new access is capable of use.
Reason: To minimise the number of redundant accesses on to the public highway, in the interest of public safety.
- 7) No part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities have been provided in accordance with the details specified on drawing no. AL(0)100 Rev P3. Thereafter the said cycle parking facilities shall be retained for that purpose at all times.
REASON: To ensure that adequate facilities are available for the traffic attracted to the site.
- 8) No part of the development hereby approved shall be occupied until the access and on-site parking facilities have been provided surfaced and marked out in accordance with the requirements of this permission. Thereafter they shall be retained for those purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 9) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of local amenity.

- 10) No development shall take place on site until a full survey of the site has taken place to determine the extent of 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 the site is in such a condition as to be suitable for the proposed use.
Reason: In the interests of the amenity of the occupants of the building hereby approved.
- 11) Details of all building services plant, including sound power levels and predicted pressure levels at a specified location outside the building envelope, are to be submitted to and approved in writing, by the LPA. The predicted noise levels shall be submitted prior to commencement of the development and shall be demonstrated by measurement prior to occupation of the development.
Reason: In the interests of local amenity.
- 12) No development shall take place until a Wildlife Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: In the interests of protecting and improving existing, and creating new wildlife habitats in the area.
- 13) No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the agreed details.
Reason: In the interests of local amenity.
- 14) Prior to the development hereby approved being brought into use a scheme of allocation for the parking spaces shall be submitted to and approved by the Local Planning Authority. Thereafter the use of the parking spaces shall accord with the approved scheme unless otherwise agreed by the Local Planning Authority.
Reason: To minimise on street parking in the area.
- 15) Notwithstanding condition 2, unless otherwise agreed on writing by the Local Planning Authority no development shall take place until revised drawings showing the details agreed with the Police Architectural Liaison Officer have been formally submitted to and agreed in writing by the Local Planning Authority.
Reason: In the interests of ensuring that the potential for crime and the fear of crime is minimised.
- 16) Prior to the commencement of the development hereby approved a construction method statement relating to the proposed parking spaces located to the north of Rennes House, as shown on drawing no AL(0)510 Rev P4, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented strictly in accordance with the approved details.
Reason: - To ensure that the provision of the parking spaces is implemented in a manner that minimises the potential for damage to the trees, and thereby facilitates their retention in the interests of the character and visual amenity of the locality.

In the event that the Section 106 agreement is not completed within a reasonable period, authority be delegated to the Assistant Director City Development to **REFUSE** permission for the reason that inadequate provision has been made for the matters which were intended to be dealt with in the section 106 agreement.

65

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Assistant Director City Development was submitted.

RESOLVED that the report be noted.

66

APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

67

SITE INSPECTION PARTY

RESOLVED that the next Site Inspection Party will be held on Tuesday 22 September 2015 at 9.30 a.m. The Councillors attending will be Denham, Lyons and Newby.

Additional Information Circulated after Agenda Dispatched - circulated as an appendix

(The meeting commenced at 5.30 pm and closed at 6.26 pm)

Chair

This page is intentionally left blank

PLANNING COMMITTEE

7 SEPTEMBER 2015

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

<p>Item 5 Pages 5-14 Reference: 15/0792/16 Rennes House Vaughan Road Exeter</p>	<p>Two additional objections received from residents of Rennes House and Vaughan Road:</p> <ul style="list-style-type: none">• The site is the wrong location to build proposed flats• Refer to four previous consultations received from the Council but consider it takes no notice of the results.• Access and parking problems, including those caused by two schools and a children's centre, needs of emergency vehicles and lack of alternative car parking in the vicinity.• Air quality impact during construction. <p>No formal consultation response has been received from the Police Architectural Liaison Officer. However, based on comments provided in respect of the previous scheme and changes incorporated within the revised proposal, it is not considered that there are likely to be any fundamental issues raised that could not be addressed through the discharge of condition 15 as proposed.</p> <p>An additional condition is proposed relating to the submission and approval of a method statement for the construction of the parking area to the north of Rennes House to ensure that the potential for damage to existing trees along the boundary is minimised.</p> <p>16) Prior to the commencement of the development hereby approved a construction method statement relating to the proposed parking spaces located to the north of Rennes House, as shown on drawing no AL(0)510 Rev P4, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented strictly in accordance with the approved details.</p> <p>Reason: - To ensure that the provision of the parking spaces is implemented in a manner that minimises the potential for damage to the trees, and thereby facilitates their retention in the interests of the character and visual amenity of the locality.</p>
---	--

This page is intentionally left blank