

PLANNING

Date: Monday 7 September 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 meetings held on 27 April, 1 June and 29 June 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. 15/0792/16 - Rennes House and land adjoining Vaughan Road, Exeter**

To consider the report of the Assistant Director City Development.

(Pages 5 - 14)

6 **List of Decisions Made and Withdrawn Applications**

To consider the report of the Assistant Director City Development.

(Pages 15 - 46)

7 **Appeals Report**

To consider the report of the Assistant Director City Development.

(Pages 47 - 48)

8 **SITE INSPECTION PARTY**

To advise that the next Site Inspection Party will be held on Tuesday 22 September 2015 at 9.30 a.m. The Councillors attending will be Bialyk, Newby and Sutton.

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 5 October 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.

COMMITTEE DATE: 7 SEPTEMBER 2015

APPLICATION NO:

15/0792/16

FULL PLANNING PERMISSION

APPLICANT:

Mr Stenning
Exeter City Council

PROPOSAL:

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

LOCATION:

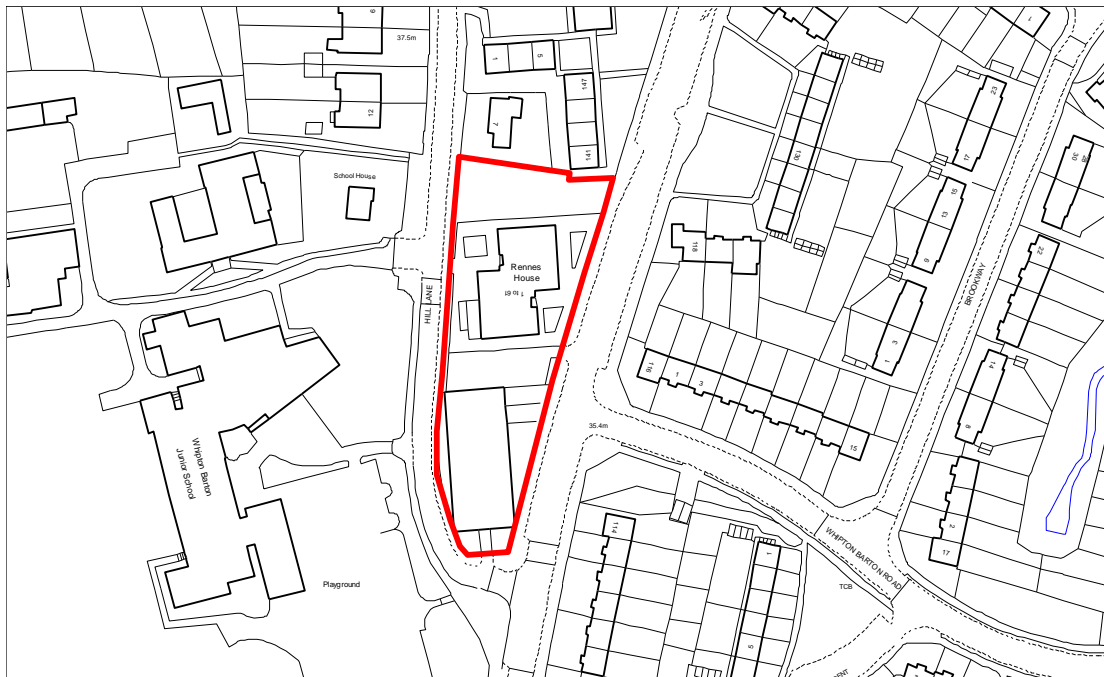
Rennes House And Land Adjoining, Vaughan Road, Exeter, EX1 3JW

REGISTRATION DATE:

15/07/2015

EXPIRY DATE:

14/10/2015



Scale 1:2000

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HISTORY OF SITE

| | | | |
|--------------|--|-----|------------|
| 89/0165/03 - | Erection of 33 flats | PER | 02/10/1989 |
| 10/1278/16 - | Redevelopment to provide four storey building comprising 21 self contained flats with basement parking, access to highway and associated works | PER | 28/10/2010 |
| 13/4078/16 - | Redevelopment to provide four storey building comprising 21 self contained flats with basement parking, access to highway and associated works (Extension of Time application of extant Planning Permission Ref No 10/1278/16 granted 28 October 2010) | PER | 29/11/2013 |
| 14/2016/16 - | Demolition of existing two storey car parking and erection of a new block of flats (3/4 storeys) containing 26 flats, including on site car parking, amendments to existing access and relocation of telecoms equipment cabinet. | REF | 03/02/2015 |

DESCRIPTION OF SITE/PROPOSAL

The application site comprises Rennes Tower, surrounding land to the north and south, and an existing 2 storey concrete frame car park. The site is bounded to the north by existing residential development, to the east by Vaughan Road and the west by Hill Lane which joins Vaughan Road at the southernmost point of the site. The land north of Rennes House consists of a maintained lawn with trees while the area between the tower block and the concrete frame car park is devoted to open parking. Whipton Barton School is situated opposite the site on the other side of Hill Lane and the remainder of the surrounding area is predominantly characterised by two storey housing. The total site area extends to just over 3000m².

Planning permission is sought to demolish the car park and replace it with a new block comprising 26 flats (3 x 2 bed, and 23 x 1 bed). One of the ground floor flats is designed as a mobility unit.

The building is a curved shape with living rooms and kitchen windows facing onto a shared communal garden space on the west side of the building. All of the non-ground floor flats are provided with balconies which form an integral part of the overall design. The proposed materials comprises render finish for walls, standing seam metal roof, and timber framed aluminium clad powder coated windows and doors.

At its highest point the building is almost 16m high reducing to 10.5m at the lowest point at the southern most end. Rennes House itself is around 29m high, and the houses in Vaughan Road are approx. 7m high. At the closest point the gap between the proposed building and the existing Rennes House is 14m. There is a minimum distance of 22m between the proposed building and the nearest existing residential neighbours on Vaughan Road.

Parking to serve the new units, and the existing Rennes House, will be provided in two locations. The area between the proposed building and Rennes House, which is already hard surfaced and used for car parking (currently providing 8 spaces), will be reconfigured to provide 14 parking spaces served by an existing access off Vaughan Road. The remainder of the parking will be provided north of Rennes House with the redevelopment of part of the existing communal landscaped space to provide 10 parking spaces served by a new vehicular access off Hill Lane. Overall 24 parking spaces are provided, 8 for the new flats and 16 to serve the existing accommodation within Rennes House. 27 cycle parking spaces are also proposed in a secure area within the building.

All trees on the southern part of the site will be removed as part of the development with their loss mitigated as part of the landscaping scheme for the new development. The existing trees along the northern boundary with existing residential properties will be retained.

Bin storage areas are provided within the communal open space which can be serviced directly from the adjacent public highway. An existing substation serving Rennes House, and a telecommunications cabinet, will be relocated as part of the development and sited to adjoin the new vehicular access off Hill Lane.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by the following supporting documents -

- Planning Statement
- Design and Access Statement
- Phase 1 Habitat Survey and CSH Ecology Credit Assessment
- Geotechnical and Geo-environmental Investigation

PRE- APPLICAITON CONSULTATION

Exeter City Council, Housing Development Team, have engaged with the residents of the local area, and particularly focused on engagement with the residents of Rennes House, as they are more closely affected than other residents locally. It has held a number of consultation and information events over the last five years. Most recently (Wednesday 24 June) the team met with Rennes House and surrounding residents at a three hour drop in session to discuss the updated design, car parking and the enhanced landscaping area to the north/east of Rennes House.

Feedback from this meeting fed into the finalised design and it is their intention to engage further with the Rennes House residents over the design of their new garden area.

REPRESENTATIONS

Three objections have been received. Concerns focus on the adequacy of the car parking, the communal garden area, the design and other matters:

- 23 car parking spaces is inadequate for 87 homes, there are 60 spaces at present serving 60 homes.
- How will the use of the parking spaces be controlled?
- There are eight blue badge holders in Rennes House.
- Rennes House needs an allocation of at least 30 car parking spaces.
- Visitors and carers will need to park on Vaughan Road.
- Communal garden area is inadequate size, c 2sqm for each of potential 120 residents of Rennes House.
- Garden area on northern side of building prone to wind tunnel effect and only receives late afternoon sun.
- Loss of previous benches for sitting.
- Garden needs adequate fencing and key coded gate.
- Sub-station being relocated to one of the sunniest areas.
- Prefer garden area on southern side of the building proposed for car parking.
- Design unaltered since previous rejected scheme.
- New block will shade lower five floors of Rennes House.
- Design not in keeping with surrounding development.
- Council should prioritise building on other garage areas.
- Upgrading of Rennes House should be undertaken first not after the new build.
- Those attending the consultation meeting were extremely concerned re the lack of car parking and repositioning of the communal garden.

CONSULTATIONS

DCC (Head of Planning, Transportation and Environment) - Comments as follows :-

"The submitted application is for the demolition of existing two storey car park and erection of a new block of flats containing 26 flats, including car parking and amendments to existing access at Land adjoining Rennes House, Vaughan Road.

From a highways perspective the submitted application is not drastically different to the previous application, and therefore this response reiterates many of the points previously raised.

The proposal includes the provision of a new vehicular access onto Hill Lane, widening of the at grade entry to Vaughan Road and the closure of two of the existing accesses to the multi storey car park. The access onto Hill Lane will need to be a dropped kerb crossing.

The applicant is advised that to provide a new access, they **must** apply for and receive the appropriate licenses prior to undertaking any work in the highway. This applies to

- Creation of a new access (S184)
- widening of the existing access (S171)
- Closing off old accesses (S171)

During any works, the existing double yellow lines along Hill Lane will need to be retained, and the proposed works must be managed accordingly.

The relevant parking standard is set out in chapter 6 of Exeter City Council's adopted Residential Design Guide. This sets out that for the proposed development, a minimum of 21 unallocated spaces should be provided, and therefore subject to spaces being unallocated, the proposed 24 parking spaces is acceptable from a highways view.

The submitted application proposes 26 cycle parking spaces, which is welcomed. As it is not sufficiently clear from the plans, the applicant is advised that a hard surfaced path should be provided connecting the cycle store and the public highway.

It is recommended that the conditions relating to closure of redundant accesses and provision of access and on site parking facilities prior to occupation are secured as part of any permission. Subject to such conditions being attached in the granting of any permission, no objection."

Environmental Health - Recommends conditions concerning construction hours, CEMP, land contamination and noise levels.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance - NPPF - Particularly Paras 11-16 Presumption in favour of sustainable development, Para 17 Core Planning Principles, Paras 29-41 Promoting sustainable transport, Paras 47-55 Delivering a wide choice of high quality homes and Paras 56-68 Requiring Good Design.

Exeter Local Development Framework Core Strategy

- CP3 – Housing development
- CP4 – Housing density
- CP5 – Meeting housing needs
- CP14 – Renewable and low carbon energy
- 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
- H1 - Search Sequence
- H2 - Location Priorities
- H5 - Diversity of Housing
- H6 - Affordable Housing
- H7 - Housing for Disabled People
- T1 - Hierarchy of Modes
- T2 - Accessibility Criteria
- T3 - Encouraging Use of Sustainable Modes
- T10 - Car Parking Standards
- EN2 - Contaminated Land
- DG1 - Objectives of Urban Design
- DG4 - Residential Layout and Amenity
- DG2 - Energy Conservation

DG6 - Vehicle Circulation and Car Parking in Residential Development
DG7 - Crime Prevention and Safety

Exeter City Council Development Delivery DPD (Publication Version)

DD1 - Sustainable Development
DD5 - Access to Jobs
DD8 - Housing on Unallocated Site
DD9 - Accessible, Adaptable and Wheelchair User Dwellings
DD13 - Residential Amenity
DD20 - Sustainable Movement
DD21 - Parking
DD22 - Open Space
DD25 - Design Principles
DD26 - Designing Out Crime
DD34 - Pollution

Supplementary Planning Documents

Residential Design
Sustainable Transport
Affordable Housing
Planning Obligations
Trees and Development

OBSERVATIONS

Policy H1 of Exeter Local Plan First Review prioritises the use of previously developed land for the development of new housing. Policy H2 states that "priority will be given to meeting housing needs on previously-developed land by applying the search sequence set out in policy H1 and by permitting residential development at the highest density that can be achieved without detriment to local amenity, the character and quality of the local environment and the safety of local roads, whilst having regard to the need to provide a variety of housing provision which is accessible to a range of employment, shopping, education, health and social care, leisure and community facilities." The application site is previously developed land.

Consent was granted in October 2010 for the redevelopment of the existing 2 storey concrete car park and surrounding land with a four storey building containing basement car parking and 21 flats (predominantly 2 beds). Since this scheme was approved housing needs in Exeter have changed with an increased demand for 1 bed units for over 55s. Consequently a revised scheme based on the same principles in terms of footprint, massing, and building position was submitted in 2014 (ref 14/2016/16). Although the total gross internal area of the redesigned scheme has remained similar to the approved scheme because the units were smaller the total number of flats increased from 21 to 26 . This scheme was refused on the 3rd February for the following reason -

"The proposal is contrary to the Exeter City Council Core Strategy 2012 (Policy CP4), Exeter Local Plan First Review 1995-2011 (saved policies DG4 (a) & (b), and H5 (a), and chapter 7 (Residential Amenity) of the Council's adopted Residential Design SPD because -

- (i) It would result in the loss of existing open space serving the residents of Rennes House to the provision of parking facilities at the cost of the residential amenity of those occupants and the character and quality of the local environment,*
- (ii) The proposal fails to provide adequate communal and private amenity space to serve the residents of the new flats, and*

(iii) It incorporates habitable room windows directly abutting the public highway which would compromise the ability of the residents of those units to feel at ease within their homes."

Since the refusal the scheme has been revisited to address these concerns and a revised proposal has now been submitted, again for 26 units, that utilises less of the existing amenity space north of Rennes House for parking provision, and incorporates slightly enlarged balconies to provide more private amenity space for the new flats. The existence of a valid consent (application 13/4078/16) for a building of similar footprint/massing is a material consideration in respect of this latest revised proposal. The proposed design is unusual, and not of a scale or appearance which is directly comparable with other buildings in the vicinity (neither is Rennes House). However, it is of a high quality which will not detract from the character of the area or the quality of the local environment.

In assessing this revised proposal the key issues are not therefore the principle of the redevelopment and general massing of the building, as this has effectively already been determined as acceptable by virtue of the previous consent. Rather the main considerations are the amenity standards (both internal and external) in respect of the revised accommodation, any change in the relationship between existing surrounding properties and the proposal, and the revised parking arrangements.

The revised scheme has been designed to ensure that the internal space standards of the proposed flats are largely compliant with the standards set out in the Council's adopted Residential Design SPD. As with the previous proposal a secure shared private amenity space is provided around the building to serve the residents. The proposal also incorporates a roof terrace, accessible from the second floor of the building, as additional communal amenity space. Compared to the previously approved scheme there are a greater number of flats with less overall communal amenity space, as was the case with the recently refused scheme. However, following the recent refusal the balconies on each flat have been slightly increased in depth to provide more private amenity space and the amount of the existing communal amenity space serving Rennes House lost to car parking has been significantly reduced (by approx 50%). In respect of the new flats the total area of shared external amenity would still be deficient in terms of compliance with the standard set out in the Residential Design SPD. However, coupled with the increased balcony sizes it is considered to represent an acceptable level of provision, in the context of the extant approval and given the significant affordable housing need that the proposal would meet. The level of amenity space provision still represents a compromise on the levels of provision referred to in the Residential Design SPD and it is only considered acceptable in the interests of achieving a viable scheme delivering a solely affordable housing scheme for people aged 55 or over on a challenging site.

The proposed parking arrangements for the revised scheme provide surface level parking rather than the expensive basement parking incorporated within the previous approval. In order to provide an acceptable level of combined parking provision for the new flats and the existing Rennes House (which has been influenced by the current take up of parking spaces by existing Rennes House residents) it has been necessary to provide some of this parking on the current communal landscaped space north of Rennes House. In the recently refused scheme all of this communal open space serving the existing residents was lost, however the revised scheme now under consideration has managed to retain approximately half of this area. The amount of communal open space that would be available to serve existing residents of Rennes House would still be significantly short of the standards that would be sought for a new flat development to comply with the Residential Design SPD standards. This is considered acceptable in the context of the overall merits of this proposal in providing much needed affordable housing.

Aside from the use of basement parking which has been ruled out there is no scope to achieve a level of parking provision that would be acceptable without utilising some of this amenity area. Therefore it is necessary to consider the merits of the current scheme in the full

knowledge of the consequent reduction in external amenity space to serve the existing residents of Rennes House, and that this represents a negative impact of the proposal and compromise on standards of amenity space that would be sought in respect of any new development. However the fact that the existing units within Rennes House are also aimed at those over 55 yrs of age rather than families is also relevant in terms of considering the likely use of the existing amenity space and its partial loss. This negative aspect of the development has to be weighed against the delivery of much needed sustainably designed downsizing accommodation and affordable housing. Whilst the relative proximity of existing public parks is not acceptable as a routine justification for reduced on site amenity standards it is noted that there are public parks and open spaces within reasonable proximity of the site.

The proposal has been carefully designed to minimise overlooking or overbearing of neighbouring properties. Habitable room windows are at least 22m apart in accordance with the Residential Design SPD apart from between the new flats and Rennes House where the distance is slightly less. However the relevant windows are bedroom/kitchen windows as opposed to living room ones, and are at a slightly oblique angle to Rennes House. Therefore it is not considered that the proposal will give rise to any undue overlooking of dwellings within Rennes House.

Houses in Vaughan Road are the most likely to be affected because the nearest ones are modest in scale and occupants may feel that the new higher building opposite is overbearing. However, the proposal will not reduce the amenity of the private areas of these dwellings, and will not have sufficient impact to justify refusal. These properties are also separated from the application site by Vaughan Road itself and are considered to have sufficient separation distance between them, especially given that this relationship is between the front elevations and not the rear where these properties have their private amenity space.

The parking provision for the 26 new flats equates to 8 of the 14 spaces and this is provided on land between the site and Rennes House. Some of the parking provisions for Rennes House itself will be provided on the current landscaped area north of Rennes House which will become hard surfaced for parking (10 spaces). A total of 24 parking spaces will be provided (including 16 to serve the existing Rennes House units). Information submitted in respect of the recently refused scheme stated that of the existing parking spaces available on the site only 9 spaces are currently let to residents of Rennes House and this, together with the fact that Rennes House provides accommodation for aged 55+, has informed the level of provision of spaces within this revised scheme that will be available to Rennes House (16 spaces). The site is well located in terms of proximity to bus stops which provide convenient links to the local and national railway network and there are local shops and facilities within the nearby parade on Pinhoe Road (within easy walking distance). The scheme incorporates secure cycle parking. Given the relatively sustainable location of the development, and the nature of the scheme, the level of parking provision proposed, although on the low side, is considered acceptable.

Part of the reason for refusal on the previous scheme was the presence of habitable room windows directly abutting the public highway, and the potential impact this would have on the quality of life of future residents. It has been clarified as part of this scheme that due to the finished floor levels within this building the cill level of the ground floor windows will be 2 metres above the footpath and therefore higher than a standing person. This will eliminate the potential for passing pedestrian to look into these windows and will ensure the privacy of future occupants of the ground floor units.

In order to comply with policy H6 of Exeter Local Plan First Review, it will be necessary for a legal agreement to be completed in accordance with section 106 of the Town and Country Planning Act 1990, to secure 35 per cent of the proposed housing as affordable in perpetuity.

SUSTAINABILITY

The highly sustainable nature of the design is welcomed. The building design is based on 'Passiv-Haus' principles. A passive house is a building in which a comfortable interior climate can be maintained without active heating and cooling systems. The buildings heat and cool themselves. The principles were developed in Germany and are used to achieve the highest levels of energy efficiency and ecological design standards. Increased insulation standards, exceptional levels of air tightness and a compact building skin mean that heat losses can be reduced to a minimum resulting in a requirement for very low space heating. By choosing the best orientation for the buildings and by optimising solar gains, the energy performance of the proposed design has been improved so that a conventional heating system is not required.

CONCLUSION

On balance, whilst the impact on the open space to serve Rennes House is still a major downside to the scheme (albeit improved by the retention of more of this space compared to the recent refusal), the overall benefits in terms of delivery of affordable housing, and potential release of larger affordable housing properties as a result of tenants down-sizing to the proposed flats, are considered to outweigh this concern. The proposal will help to meet the huge demand and need for rented social housing in the city. As a downsizing scheme, the proposal diversifies the range of accommodation available in the area. The site is well served by local shops and facilities, and by public transport. The proposal would generate approx 180k in New Homes Bonus over the payable 6 year period.

RECOMMENDATION

Subject 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, APPROVE subject to the conditions below -

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.

APPROVE 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.

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

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 7 September 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

07/09/2015

**All Planning Decisions Made and
Withdrawn Applications Between 16/7/2015 and 26/8/2015**

| | | | |
|----------------------------|---|-----------------------------|------------|
| Application Number: | 15/0920/26 | Delegation Briefing: | |
| Decision Type | Raise No Objection | Decision Date: | 20/08/2015 |
| Location: | Exeter Energy Recovery Facility, Grace Road South, Marsh Barton Trading Estate, Exeter, EX2 8QE | | |
| Proposal: | Variation of Condition 20 of planning application 07/0927/25 (50,000-60,000 Tonnes per annum Energy from Waste Facility to treat residual municipal waste and similar supplementary non-hazardous commercial and industrial waste, at Grace South) to permit the delivery and acceptance of waste, unless otherwise agreed in writing by the Waste Planning Authority, between the hours of 0600 to 1900 hours Monday to Saturday and between the hours of 0900 to 1600 hours on a Sunday, at Exeter Energy Recovery facility, Grace Road South, Marsh Barton Industrial Estate, Exeter, Devon. EX2 8QE | | |

ALPHINGTON

| | | | |
|----------------------------|---|-----------------------------|----------------|
| Application Number: | 15/0584/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 24/07/2015 DEL |
| Location: | 2 Courtlands, Ide Lane, Exeter, EX2 8FA | | |
| Proposal: | Installation of solar panels on roof | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0426/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 27/07/2015 DEL |
| Location: | 18 Marsh Green Road East, Marsh Barton Trading Estate, Exeter, EX2 8PJ | | |
| Proposal: | Change of Use from car storage compound to car sales. | | |

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| Application Number: | 15/0575/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 31/07/2015 DEL |
| Location: | 129 Cowick Lane, Exeter, EX2 9HF | | |
| Proposal: | Demolish existing rear conservatory & construct single storey rear/side extension. | | |

Application Number: 15/0705/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 06/08/2015 DEL
Location: 12 St. Michaels Close, Exeter, EX2 8XH
Proposal: Rear pitched roof extension

Application Number: 15/0788/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 13/08/2015 DEL
Location: 1 Bennett Close, Exeter, EX2 8UL
Proposal: Non-material amendment to planning permission 14/1510/03 to alter wall to east elevation and alterations to the fenestration of single storey side extension

Application Number: 15/0636/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/08/2015 DEL
Location: Unit 12, Cofton Road, Marsh Barton Trading Estate, Exeter, EX2 8QW
Proposal: T1 & T2-Oaks: Remove all dead wood greater than 25mm in diameter. Crown raise to give 3m clearance over parking spaces

Application Number: 15/0710/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 19/08/2015 DEL
Location: 56 Hatherleigh Road, Exeter, EX2 9LA
Proposal: Construction of new single storey rear extension on north east elevation.

Application Number: 15/0753/03 **Delegation Briefing:** 23/07/2015 0
Decision Type Permitted **Decision Date:** 24/08/2015 DEL
Location: 18 Trusham Road, Marsh Barton Trading Estate, Exeter, EX2 8QG
Proposal: General premises upgrade and extension along with construction of a new valet bay.

Application Number: 15/0768/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/08/2015 DEL
Location: 16 Hawthorn Way, Alphington, Exeter, EX2 8YT
Proposal: First floor extension over existing garage

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| Application Number: | 15/0853/06 | Delegation Briefing: | |
| Decision Type | Withdrawn by Applicant | Decision Date: | 25/08/2015 |
| Location: | Church View, Rectory Drive & 4 Lovelace Gardens, Alphington, Exeter, EX2 8XJ | | |
| Proposal: | T1 - Beech - Prune southren canopy by 4-5M (Church View) T2 - Birch - Fell (4 Lovelace Gardens) T3 - Holly - Remove limb (4 Lovelace Gardens) | | |

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| Application Number: | 15/0922/37 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 25/08/2015 DEL |
| Location: | Volkswagen Exeter, Matford Green Business Park, Yeoford Way, Marsh Barton Trading Estate, Exeter, EX2 8LB | | |
| Proposal: | Change of compound boundary fencing from composite metal/timber fence to metal palisade fencing.(Non material minor amendment to planning application 13/4348/03) | | |

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| Application Number: | 15/0484/03 | Delegation Briefing: | 23/06/2015 0 |
| Decision Type | Permitted | Decision Date: | 20/07/2015 DEL |
| Location: | 35 Chudleigh Road, Exeter, EX2 8TS | | |
| Proposal: | Construction of a new dwelling. | | |

COWICK

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| Application Number: | 15/0586/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 05/08/2015 DEL |
| Location: | Nordine House, Barley Lane, Exeter, EX4 1TA | | |
| Proposal: | Erection of dwelling and garage with associated access drive | | |

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| Application Number: | 15/0769/06 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 17/08/2015 DEL |
| Location: | Bindle Lodge, Perridge Close, Exeter, EX2 9PX | | |
| Proposal: | T1 -T9 - Norway Spruce - Fell | | |

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| Application Number: | 15/0530/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 20/08/2015 DEL |
| Location: | 39 Dunsford Gardens, Exeter, EX4 1LN | | |
| Proposal: | Single storey extension to rear and internal alterations | | |

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| Application Number: | 15/0809/03 | Delegation Briefing: | 18/08/2015 | 0 |
| Decision Type | Permitted | Decision Date: | 26/08/2015 | DEL |
| Location: | Holmbush, Ide, Exeter, EX2 9RB | | | |
| Proposal: | Demolish existing building and redevelop the site for two dwellings each with coachhouses. | | | |

DURYARD

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| Application Number: | 13/3620/03 | Delegation Briefing: | 09/09/2013 | 0 |
| Decision Type | Withdrawn by Applicant | Decision Date: | 31/07/2015 | |
| Location: | Footpath between The Queens Drive junctn and Reed Hall, Streatham Drive, Exeter, EX4 | | | |
| Proposal: | New footpath with road crossing and lighting | | | |

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| Application Number: | 15/0611/05 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 03/08/2015 | DEL |
| Location: | Devonshire House, Stocker Road, Exeter, EX4 4PZ | | | |
| Proposal: | The advertisements proposed comprise two backlight vertical powder coated signs, two non-illuminated stretched pvcu signs in an aluminium box frame, 73 light blue and 56 dark blue powder coated parallelograms and Letter G bolt fixed back to existing brickwork, freestanding self-illuminated stainless steel and opal acrylic letter G fixed flush to existing ground level. | | | |

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| Application Number: | 15/0394/03 | Delegation Briefing: | 04/08/2015 | 0 |
| Decision Type | Permitted | Decision Date: | 05/08/2015 | DEL |
| Location: | Duryard Halls of Residence, Lower Argyll Road, Exeter, EX4 4RG | | | |
| Proposal: | Replacement and additional new LED external lighting columns in the grounds of Yeo and Teign House. | | | |

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| Application Number: | 15/0754/04 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 17/08/2015 | DEL |
| Location: | 12 Hillcrest Park, Exeter, EX4 4SH | | | |
| Proposal: | T1 - Cedar - Crown raise by 1.5M | | | |

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| Application Number: | 15/0765/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/08/2015 | DEL |
| Location: | Reed Hall, Streatham Drive, Exeter, EX4 4QR | | | |
| Proposal: | To create an arbour for weddings and other ceremonies within the curtilage of Reed Hall. | | | |

Application Number: 15/0563/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/07/2015 DEL
Location: 10 Lonsdale Road, Exeter, EX1 3DW
Proposal: Two storey side extension and single storey rear extension.

Application Number: 15/0540/07 **Delegation Briefing:** 21/07/2015 0
Decision Type Permitted **Decision Date:** 28/07/2015 DEL
Location: 2 Salutory Mount, Heavitree, Exeter, EX1 2QE
Proposal: Refurbishment works to orangery including natural slate roof

MINCINGLAKE

Application Number: 15/0583/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/07/2015 DEL
Location: 30 Round Table Meet, Exeter, EX4 8LF
Proposal: Porch extension on front elevation and extension to garage

Application Number: 15/0668/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 04/08/2015 DEL
Location: 137 St. Katherines Road, Exeter, EX4 7JJ
Proposal: Rear dormer to the loft conversion.

Application Number: 15/0642/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/08/2015 DEL
Location: 3 Juniper Close, Exeter, EX4 9JT
Proposal: First floor side extension above garage

NEWTOWN

Application Number: 15/0543/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/07/2015 DEL
Location: Land at junction of Heavitree Road and Gladstone Road, Exeter, EX1
Proposal: Replacement telecommunications monopole (height 15 metres) with additional cabinet

Application Number: 15/0622/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: Sylvan Cottage, Elmside, Exeter, EX4 6LN
Proposal: Single storey rear extension

Application Number: 15/0686/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: The Maynard School, Denmark Road, Exeter, EX1 1SJ
Proposal: Two new entrance canopies and new external entrance door to classroom. New pedestrian entrance gate.

Application Number: 15/0733/16 **Delegation Briefing:** 16/07/2015 0
Decision Type Permitted **Decision Date:** 06/08/2015 DEL
Location: Faraday House, Grendon Road, Exeter, EX1 2NQ
Proposal: Installation of a Safety Hand Railing to roof.

Application Number: 15/0565/03 **Delegation Briefing:** 11/06/2015 0
Decision Type Permitted **Decision Date:** 24/08/2015 DEL
Location: Clifton Cottage, Clifton Hill, Exeter, EX1 2DJ
Proposal: Single storey extension at rear, conservatory at side, rear dormer. Change of use from single dwelling to two apartments.

PENNSYLVANIA

Application Number: 15/0506/03 **Delegation Briefing:** 21/07/2015 0
Decision Type Permitted **Decision Date:** 22/07/2015 DEL
Location: 17 Mincinglake Road, Exeter, EX4 7EA
Proposal: First floor side extension and extension to flat roof dormer window on front elevation

Application Number: 15/0612/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/07/2015 DEL
Location: 42 Elizabeth Avenue, Exeter, EX4 7EQ
Proposal: Cloak room and entrance porch on front elevation

PINHOE

Application Number: 15/0763/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/08/2015 DEL
Location: 11 Steps Close, Exeter, EX1
Proposal: T5 - Sweet Chestnut - Remove branch
T6 - Ash - Remove branch

Application Number: 15/0639/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/07/2015 DEL
Location: 59 Fox Road, Exeter, EX4 8NB
Proposal: Single storey rear/side extension, loft conversion and alterations

Application Number: 15/0654/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/07/2015 DEL
Location: J Sainsbury Plc, Hill Barton Road, Exeter, EX1 3PF
Proposal: G1- Laurel - Crown lift

Application Number: 15/0682/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/07/2015 DEL
Location: Sycamores, The Grove, Exeter, EX4 9HT
Proposal: T1 - Sycamore - Crown lift
T2 - Field Maple - Removal of branches

Application Number: 15/0545/03 **Delegation Briefing:** 21/07/2015 0
Decision Type Permitted **Decision Date:** 21/07/2015 PER
Location: 452 Pinhoe Road, Exeter, EX4 8HN
Proposal: The construction of a new vehicle access onto Pinhoe Road.

POLSLOE

Application Number: 15/0552/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/07/2015 DEL
Location: Land adjacent to Prince Charles Allotments, Prince Charles Road, Exeter, EX4 7DY
Proposal: Replacement telecommunications monopole (height 15 metres) with additional cabinet

Application Number: 15/0608/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 9 Regents Park, Exeter, EX1 2NT
Proposal: T1 - Holm Oak - Remove large stem

Application Number: 15/0680/18 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 40a, Polsloe Road, Exeter, EX1 2DN
Proposal: Single storey rear extension with a lean-to roof. New first floor side facing window.

Application Number: 15/0644/03 **Delegation Briefing:** 04/08/2015 0
Decision Type Permitted **Decision Date:** 25/08/2015 DEL
Location: 8 Hamlin Lane, Exeter, EX1 2SA
Proposal: Erection of new dwelling house on land adjacent to 8 Hamlin Lane

Application Number: 15/0667/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/07/2015 DEL
Location: 36 Polsloe Road, Exeter, EX1 2DN
Proposal: T1- Ash - Fell

PRIORY

Application Number: 15/0100/03 **Delegation Briefing:** 23/06/2015 0
Decision Type Permitted **Decision Date:** 24/07/2015 DEL
Location: 9 Glasshouse Lane, Exeter, EX2 7BJ
Proposal: Extension to the side and rear, the extension is 2 storey to the side and both 1 and 2 storeys to the rear.

Application Number: 15/0621/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/07/2015 DEL
Location: 193 Topsham Road, Exeter, EX2 6AN
Proposal: Rear single storey extension

Application Number: 15/0431/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/07/2015 DEL
Location: 415a, Topsham Road, Exeter, EX2 7AB
Proposal: Two storey rear extension

Application Number: 15/0613/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/07/2015 DEL
Location: 484 Topsham Road, Exeter, EX2 7AJ
Proposal: Single storey rear extension and replacement detached garage

Application Number: 15/0681/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 51 Countess Wear Road, Exeter, EX2 6LR
Proposal: Ground floor rear/side extension to replace conservatory

Application Number: 15/0738/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 12/08/2015 DEL
Location: 483 Topsham Road, Exeter, EX2 7AQ
Proposal: Rear extension

Application Number: 15/0764/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/08/2015 DEL
Location: 388 Topsham Road, Exeter, EX2 6HE
Proposal: Replacement rear conservatory and single storey side and rear extension to incorporate an annexe

Application Number: 15/0580/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/08/2015 DEL
Location: Royal Devon & Exeter NHS Foundation Trust,, Royal Devon & Exeter Hospital, Barrack Road, Exeter, EX2 5DW
Proposal: Construction of gardeners storage shed and associated compound

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| Application Number: | 15/0595/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/08/2015 | DEL |
| Location: | 115 Salters Road, Exeter, EX2 5JD | | | |
| Proposal: | First floor extension | | | |

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| Application Number: | 14/4597/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 21/08/2015 | DEL |
| Location: | Exeter & Devon Crematorium, Topsham Road, Exeter, EX2 6EU | | | |
| Proposal: | Additional car parking for Crematorium | | | |

ST DAVIDS

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| Application Number: | 15/0537/03 | Delegation Briefing: | 21/07/2015 | 0 |
| Decision Type | Permitted | Decision Date: | 23/07/2015 | DEL |
| Location: | Concord House, 70 South Street, Exeter, EX1 1EG | | | |
| Proposal: | Change of use from A1(retail) to A3 (restaurant/cafe) with outside seating and new bi fold door | | | |

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| Application Number: | 15/0669/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 23/07/2015 | DEL |
| Location: | Keble House, Southernhay Gardens, Exeter, EX1 1NT | | | |
| Proposal: | External entrance improvements | | | |

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| Application Number: | 15/0603/07 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 24/07/2015 | DEL |
| Location: | 51 North Street, Exeter, EX4 3QR | | | |
| Proposal: | Three new signs at entrance to dental practice | | | |

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| Application Number: | 15/0599/05 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 27/07/2015 | DEL |
| Location: | 51 North Street, Exeter, EX4 3QR | | | |
| Proposal: | Three new signs at entrance to dental practice | | | |

Application Number: 15/0684/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/07/2015 DEL
Location: 11 High Street, Exeter, EX4 3LF
Proposal: New shopfront

Application Number: 15/0368/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/07/2015 DEL
Location: 95 Fore Street, Exeter, EX4 3QY
Proposal: Change of use to ground floors from A1 to A3 and upper floors from ancillary space to existing A1 to residential including new rear external staircase

Application Number: 15/0717/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/07/2015 DEL
Location: The Old City Library, 1 Castle Street, Exeter, EX4 3PT
Proposal: Plaques, non illuminated letters and non illuminated totem sign

Application Number: 15/0689/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 31/07/2015 DEL
Location: 1a Central Station Buildings, Queen Street, Exeter, EX4 3SB
Proposal: Change of use to A4 wine bar

Application Number: 15/0649/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: Guildhall Shopping Centre, Exeter, EX4
Proposal: Refurbishment and redevelopment of Higher Market and Unit 23, Queen Street, Exeter comprising second storey extension to Unit 23 and creation of roof terrace; internal remodelling and reconfiguration of existing A1 premises including change of use to A3 and creation of additional floorspace adjoining Queen Street; public realm improvements to Market Square and St Pancras Square including the erection of 2 no. A3 kiosks and pavement cafe areas and new hard and soft landscaping and other ancillary works (variation to existing consent 14/2049/03 dated 16 January 2015).

Application Number: 15/0693/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/08/2015 DEL
Location: 3 Silver Terrace, Exeter, EX4 4JE
Proposal: Enclosure of rear store by addition of glazed timber screen and other alterations

Application Number: 15/0702/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/08/2015 DEL
Location: 16-20 High Street, Exeter, EX4 3LH
Proposal: Rear alterations including replacement doors

Application Number: 15/0734/03 **Delegation Briefing:** 09/07/2015 0
Decision Type Permitted **Decision Date:** 04/08/2015 DEL
Location: 37-39 Queen Street, Exeter, EX4 3SR
Proposal: New entrance door

Application Number: 15/0666/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/08/2015 DEL
Location: Unit 1, 247 High Street, Exeter, EX4 3PZ
Proposal: 1 no. internally illuminated fascia sign 1 no. externally illuminated projecting sign
1 no. non illuminated manifestation (across shopfront width) 1 no. non illuminated roundel sign.

Application Number: 15/0674/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/08/2015 DEL
Location: Unit 1, 247 High Street, Exeter, EX4 3PZ
Proposal: Shopfront and external alterations

Application Number: 15/0624/03 **Delegation Briefing:** 07/07/2015 0
Decision Type Permitted **Decision Date:** 10/08/2015 DEL
Location: Bradninch Place, Gandy Street, Exeter, EX4 3LS
Proposal: Development to provide a two storey office unit, a single storey toilet unit, two external doors including steps and fire escape on to Rougemont Gardens, a roof top terrace / bar and internally an extension to the cinema projection box and an Auditorium balcony.

Application Number: 15/0685/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/08/2015 DEL
Location: 11 High Street, Exeter, EX4 3LF
Proposal: Fascia mounted single-sided, internally-illuminated Branded Signage above entrance of new shopfit, and internally-illuminated projecting signage

Application Number: 15/0749/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 12/08/2015 DEL

Location: Fat Face, 4 Princesshay, Exeter, EX1 1GE

Proposal: 2 no internally illuminated fascia signs; 2 no hair logo branding to fascia band; branding to vinyl

Application Number: 15/0673/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 13/08/2015 DEL

Location: Land outside Unit 1, 247 High Street, Exeter, EX4 3PZ

Proposal: Change of use from highway to outside seating

Application Number: 15/0891/37 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 24/08/2015 DEL

Location: Land to the east of Dean Clarke House, Southernhay East, Exeter, EX1

Proposal: Substitution from brick to cladding on the upper level of the North elevation (Non material minor amendment to planning application 11/1816/03)

Application Number: 15/0748/03 **Delegation Briefing:** 23/07/2015 0

Decision Type Permitted **Decision Date:** 25/08/2015 DEL

Location: Fat Face, 4 Princesshay, Exeter, EX1 1GE

Proposal: New shopfront including new glazing and branding to exterior. Internal cosmetic works to the ground, first and second floor. Extension into adjacent retail unit.

Application Number: 15/0917/05 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 25/08/2015 DEL

Location: Fat Face, 4 Princesshay, Exeter, EX1 1GE

Proposal: 3 no fascia signs; 1 no internal branding; 1 no external branding.

Application Number: 15/0783/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 26/08/2015 DEL

Location: 20a, The Harlequin Centre, Paul Street, Exeter, EX4 3TT

Proposal: Change of use to clothing retail and tattoo studio (Suis Generis)

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| Application Number: | 15/0715/05 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 17/07/2015 | DEL |
| Location: | 8-9 South Street, Exeter, EX1 1DZ | | | |
| Proposal: | One no. replacement fascia sign and one no. replacement projecting sign | | | |

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| Application Number: | 15/0351/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | 206 High Street, Exeter, EX4 3EB | | | |
| Proposal: | Installation of bifold doors | | | |

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| Application Number: | 15/0352/05 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | 206 High Street, Exeter, EX4 3EB | | | |
| Proposal: | Timber painted fascia with Acrylic letters. Hanging sign on existing support bracket with overhead lighting to both sides. | | | |

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| Application Number: | 15/0647/07 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | 206 High Street, Exeter, EX4 3EB | | | |
| Proposal: | Install new shopfront and doors. Replacement signage | | | |

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| Application Number: | 15/0651/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | 14b Lower North Street, Exeter, EX4 | | | |
| Proposal: | Change of use from estate agents to tattoo studio | | | |

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| Application Number: | 15/0688/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | 43 St. Davids Hill, Exeter, EX4 4DJ | | | |
| Proposal: | T1 - Cedar Of Lebanon - Pollarding and re-shaping | | | |

ST JAMES

Application Number: 15/0610/03 **Delegation Briefing:** 07/07/2015 0
Decision Type Permitted **Decision Date:** 22/07/2015 DEL
Location: Queens Crescent Garden, Queens Crescent, Exeter, EX4
Proposal: Proposed Change of Use (COU) of Queen's Crescent Garden from private open space to public open space to support community aspirations for the Garden.

Application Number: 15/0555/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/07/2015 DEL
Location: Land opposite Hatherly Laboratories, University of Exeter, Prince Of Wales Road, Exeter, EX4 4PS
Proposal: Replacement telecommunications monopole (height 17.5 metres) with additional cabinets

Application Number: 15/0631/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 18A Old Tiverton Road, Exeter, EX4 6LG
Proposal: T1,T2 & T3 - Lawson Cypress and Elder - Fell

Application Number: 15/0729/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 19 Thornton Hill, Exeter, EX4 4NN
Proposal: T1 - Eucalyptus - Crown reduce by 3M
T2 - Hawthorn - Crown reduce by 1.5M

Application Number: 15/0354/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/08/2015 COM
Location: Wat Tyler House, 3 King William Street, Exeter, EX4 6PD
Proposal: Change of use from B1 to D1- Non residential institutions

Application Number: 15/0771/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/08/2015 DEL
Location: Wat Tyler House, 3 King William Street, Exeter, EX4 6PD
Proposal: Proposed openings in front and rear elevations to create 6.no windows and 1.no double door.

Application Number: 15/0390/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/07/2015 DEL
Location: Magdalen Court School, Victoria Park Road, Exeter, EX2 4NU
Proposal: Development of two residential houses

Application Number: 15/0604/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/07/2015 DEL
Location: 13 Kimberley Road, Exeter, EX2 4JG
Proposal: Single storey rear extension

Application Number: 15/0536/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/07/2015 DEL
Location: 1 Wonford Road, Exeter, EX2 4EQ
Proposal: Demolition of existing bungalow and erection of new build bungalow and garage/workshop with associated parking

Application Number: 15/0657/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/07/2015 DEL
Location: 10 Colleton Hill, Exeter, EX2 4AS
Proposal: Replacement and new rooflights

Application Number: 15/0652/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 10 Manston Terrace, Exeter, EX2 4NP
Proposal: T1 - Hawthorn - Fell

Application Number: 15/0724/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 6 Wonford Road, Exeter, EX2 4EQ
Proposal: T1 - Silver Birch - Fell

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| Application Number: | 15/0739/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 03/08/2015 | DEL |
| Location: | 1 Claremont Grove, Exeter, EX2 4LY | | | |
| Proposal: | T1 - Monterey Cypress - Remove damaged branch T2 - Holly - Fell T3 - Lime - Fell | | | |

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|----------------------------|--|-----------------------------|------------|-----|
| Application Number: | 15/0735/03 | Delegation Briefing: | | |
| Decision Type | Withdrawn by Applicant | Decision Date: | 13/08/2015 | DEL |
| Location: | 40 Marlborough Road, Exeter, EX2 4LL | | | |
| Proposal: | Two storey side extension over existing garage | | | |

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|----------------------------|--------------------------------------|-----------------------------|------------|-----|
| Application Number: | 15/0767/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 17/08/2015 | DEL |
| Location: | 5 St. Leonards Road, Exeter, EX2 4LA | | | |
| Proposal: | T1 - Magnolia - Fell | | | |

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|----------------------------|--------------------------------------|-----------------------------|------------|-----|
| Application Number: | 15/0779/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 21/08/2015 | DEL |
| Location: | 26 Marlborough Road, Exeter, EX2 4TJ | | | |
| Proposal: | Ground floor rear/side extension | | | |

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|----------------------------|--|-----------------------------|------------|-----|
| Application Number: | 15/0594/04 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | Lord Mamhead Homes, Matford Road, Exeter, EX2 4PD | | | |
| Proposal: | T12 - Beech - Dismantle to near ground level T16 - Ash - Reduce T20 - Beech - Dismantle to near ground level | | | |

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|----------------------------|--------------------------------------|-----------------------------|------------|-----|
| Application Number: | 15/0675/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 | DEL |
| Location: | 14 Penleonard Close, Exeter, EX2 4NY | | | |
| Proposal: | T1 - Silver Birch - Remove | | | |

Application Number: 15/0706/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/07/2015 DEL
Location: 36 Fairpark Road, Exeter, EX2 4HL
Proposal: G1-2 Pittisporum and 1 Bay - Reduce and reshape
G2 - 2 Pittisporum - Reduce and crown lift

ST LOYES

Application Number: 15/0535/03 **Delegation Briefing:** 21/07/2015 0
Decision Type Permitted **Decision Date:** 23/07/2015 DEL
Location: Middle Dryways, Woodwater Lane, Exeter, EX2 5AJ
Proposal: Installation of ground mounted solar panels

Application Number: 15/0714/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: Argal House, Peninsula Park, Rydon Lane, Exeter, EX2
Proposal: Installation of air conditioning units

Application Number: 15/0499/03 **Delegation Briefing:** 23/06/2015 0
Decision Type Permitted **Decision Date:** 06/08/2015 DEL
Location: 1, Copperfield Villas, Exeter, EX2 5UF
Proposal: Change of use of open space to residential curtilage and the erection of a two storey side extension and single storey rear extension to property.

Application Number: 15/0568/03 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 06/08/2015 DEL
Location: Mortuary Buildings, North Grange, Clyst Heath, Exeter, EX2
Proposal: Refurbishment of the existing building and Change of Use to single bed dwelling for short term lettings.

Application Number: 15/0569/07 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 06/08/2015 DEL
Location: Mortuary Buildings, North Grange, Clyst Heath, Exeter, EX2
Proposal: Refurbishment of the existing building, and Change of Use to single bed dwelling for short term lettings.

Application Number: 15/0866/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 11/08/2015
Location: 12, Drake Avenue, Ringswell Park, Exeter, EX2 5QQ
Proposal:

Application Number: 15/0773/05 **Delegation Briefing:**
Decision Type Split Decision **Decision Date:** 19/08/2015 DEL
Location: Unit 1, Sowton Centre, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY
Proposal: Installation of 3 no non-illuminated fascia signs

ST THOMAS

Application Number: 15/0601/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: 48 Cowick Street, Exeter, EX4 1AP
Proposal: 1 non illuminated fascia, 1 non illuminated projector, 1 non illuminated window vinyl

Application Number: 15/0720/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/08/2015 DEL
Location: 9 St. Thomas Centre, Exeter, EX4 1DG
Proposal: Installation of new shopfront, fascia sign, projecting sign and window graphics on front elevation and two air conditioning units on rear elevation [removing the existing 5 A/C units from the rear flat roof area.]

Application Number: 15/0721/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/08/2015 DEL
Location: 9 St. Thomas Centre, Exeter, EX4 1DG
Proposal: Installation of new shopfront, fascia sign, projecting sign and window graphics on front elevation and two air conditioning units on rear elevation [removing the existing 5 A/C units from the rear flat roof area.
1 no. fascia sign, 1 no. projecting sign and 2 no. internal window graphics..

Application Number: 15/0523/03 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 25/08/2015 DEL
Location: 3a, Parkhouse Road, Exeter, EX2 9DB
Proposal: Change of Use of existing shop to form studio dwelling

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|----------------------------|--------------------------------|-----------------------------|----------------|
| Application Number: | 15/0582/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 20/07/2015 DEL |
| Location: | 3 Pinces Road, Exeter, EX2 9EL | | |
| Proposal: | Single storey rear extension | | |

TOPSHAM

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0625/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 22/07/2015 DEL |
| Location: | 28 Victoria Road, Topsham, Exeter, EX3 0EU | | |
| Proposal: | First floor extension to rear elevation | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0626/07 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 22/07/2015 DEL |
| Location: | 28 Victoria Road, Topsham, Exeter, EX3 0EU | | |
| Proposal: | Re-ordering of the basement and ground floor layout, conversion of existing lean-to store, first floor extension to rear elevation | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 14/1605/01 | Delegation Briefing: | 26/08/2014 0 |
| Decision Type | Permitted | Decision Date: | 27/07/2015 COM |
| Location: | Land off, Exeter Road, Topsham, Exeter, EX3 | | |
| Proposal: | Development of up to 23 dwellings, access and associated services. | | |

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| Application Number: | 15/0662/21 | Delegation Briefing: | |
| Decision Type | Prior Approval Not Required | Decision Date: | 27/07/2015 DEL |
| Location: | Land outside Shell Garage, 399 Topsham Road, Exeter, EX2 6HD | | |
| Proposal: | Replacement telecommunications monopole (height 17.5 metres) and ground based cabinet | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 14/0525/01 | Delegation Briefing: | 07/10/2014 0 |
| Decision Type | Permitted | Decision Date: | 28/07/2015 COM |
| Location: | Land north of Wessex Close, Wessex Close, Topsham, Exeter, EX3 0LU | | |
| Proposal: | Residential development of up to 9 dwellings | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0664/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 28/07/2015 DEL |
| Location: | Highway land north of Pynes Hill junction, Rydon Lane, Exeter, EX2 | | |
| Proposal: | Replacement telecommunications monopole (17.5 metres high) and ground based cabinet | | |
| Application Number: | 15/0807/37 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 28/07/2015 |
| Location: | Seabrook Orchards (Formerly land to north of Topsham Town AFC ground), Topsham Road, Topsham, Exeter | | |
| Proposal: | Amendment to approved details comprising; realignment of temporary pedestrian access route from Seabrook Phase 1, amendment to alignment of access junction from adjoining site (Greenacres), amendment to canopy roof covering, amendment to classroom window position and removal of infill panels, amendment to drainage scheme and alignment of drainage to southern ditch. (Non-Material Minor Amendment to Planning Permission ref No. 14/2141/02 granted 23rd January 2015) | | |
| Application Number: | 15/0377/03 | Delegation Briefing: | 07/07/2015 0 |
| Decision Type | Refuse Planning Permission | Decision Date: | 29/07/2015 DEL |
| Location: | Quay Gardens, Monmouth Hill, Topsham, Exeter, EX3 0JF | | |
| Proposal: | Proposed separation of the annex from the main dwelling to create a separate dwelling with gardens and parking. Internal alterations to include a kitchen. | | |
| Application Number: | 15/0378/07 | Delegation Briefing: | 07/07/2015 0 |
| Decision Type | Refuse Planning Permission | Decision Date: | 29/07/2015 DEL |
| Location: | Quay Gardens, Monmouth Hill, Topsham, Exeter, EX3 0JF | | |
| Proposal: | Proposed separation of the house with barn annex at Quay Gardens, Topsham into two separate dwellings with gardens and parking. Addition of kitchen area to Barn. | | |
| Application Number: | 15/0534/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 29/07/2015 DEL |
| Location: | 65 Exeter Road, Topsham, Exeter, EX3 0LX | | |
| Proposal: | Proposed two storey and single storey rear extensions, alterations to roof to form a dormer window and the erection of a front porch. | | |
| Application Number: | 15/0635/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 29/07/2015 DEL |
| Location: | 12 Parkfield Road, Topsham, Exeter, EX3 0DR | | |
| Proposal: | Single-storey rear extension. | | |

Application Number: 15/0578/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/08/2015 DEL
Location: Bricknells Cottage, Old Rydon Lane, Exeter, EX2 7JW
Proposal: Erection of 1No. 5 bedroom dwelling and associated infrastructure following demolition of existing garage and out buildings.

Application Number: 15/0732/03 **Delegation Briefing:** 30/06/2015 0
Decision Type Permitted **Decision Date:** 04/08/2015 DEL
Location: 6 Grove Hill, Topsham, Exeter, EX3 0EG
Proposal: Proposed side and rear extension.

Application Number: 15/0653/04 **Delegation Briefing:** 21/07/2015 0
Decision Type Permitted **Decision Date:** 05/08/2015 DEL
Location: Land north of Wessex Close, Wessex Close, Topsham, Exeter, EX3 0LU
Proposal: T1 & T10 - Oaks - Crown lift;
T3 - Norway Maple - Dismantle to near ground level
T9, T10, T11 & T12 - Sycamores - Crown lift
T13 - Oak - Reduce height and crown lift
T14 - Oak - Dismantle to near ground level
A1 - Willow, Oak, Alder, Ash - Reduce height
A2 - Ash, Poplar, Sycamore, Willow - Dismantle to near ground level
G1 - Ash, Elder - Crown lift
G2 - Ash, Oak - Reduce height

Application Number: 15/0587/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/08/2015 DEL
Location: 1, Chapel Place, Fore Street, Topsham, Exeter, EX3 0HS
Proposal: Demolition of single storey lean to and erection of a single storey extension

Application Number: 15/0628/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 11/08/2015 DEL
Location: 6 Tresillian Gardens, Topsham, Exeter, EX3 0BA
Proposal: Single storey sunroom extension on rear elevation

Application Number: 15/0683/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 11/08/2015 DEL
Location: 10 Towerfield, Clyst Road, Topsham, Exeter, EX3 0BZ
Proposal: Replacement garage

Application Number: 15/0406/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 12/08/2015 DEL
Location: 11 Elm Grove Road, Topsham, Exeter, EX3 0EQ
Proposal: Replacement rear extension and internal alterations.

Application Number: 15/0780/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/08/2015 DEL
Location: 9 Parkfield Way, Topsham, Exeter, EX3 0DP
Proposal: T1 - Holm Oak - Crown raise and reduce by 1.5M
T3 - Willow - Re-pollard
T4 - Liquid Amber - Crown raise

Application Number: 15/0794/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/08/2015 DEL
Location: 72 Highfield, Clyst Road, Topsham, Exeter, EX3 0DA
Proposal: Installation of window to rear elevation; erection of single storey extension to side elevation and alterations to garage to change from flat roof to pitched roof

Application Number: 15/0816/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 18/08/2015 DEL
Location: 33 Exeter Road, Topsham, Exeter, EX3 0LX
Proposal: Lawful Development Certificate for Proposed Development of rear dormer and hip-to-gable roof extension.

Application Number: 14/2007/01 **Delegation Briefing:** 23/09/2014 0
Decision Type Permitted **Decision Date:** 19/08/2015 DEL
Location: Bricknells Bungalow, Old Rydon Lane, Exeter, EX2 7JW
Proposal: Outline application for the construction of up to 63 dwellings (including affordable) on land to the rear of Bricknells Bungalow.

Application Number: 15/0665/03 **Delegation Briefing:** 18/08/2015 0
Decision Type Permitted **Decision Date:** 20/08/2015 DEL
Location: Unit 10 , Topsham Quay, Strand, Topsham, Exeter, EX3 0JB
Proposal: Change of use from light industrial (Class B1) to a mixed use involving light industrial (Class B1), retail (Class A1) and food and drink (Class A3) relating to production, sale and consumption of meat products and associated external alterations to building including gas bottle store, signage and lighting

Application Number: 15/0165/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/07/2015 DEL
Location: The Belveder, Mount Howe, Exeter, EX3 0BG
Proposal: Insertion of 1st floor side facing window on the south-west elevation and internal alterations.

Application Number: 15/0166/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/07/2015 DEL
Location: The Belveder, Mount Howe, Exeter, EX3 0BG
Proposal: Insertion of 1st floor side facing window on the south-west elevation, new external soil vent pipe on north-east elevation and internal alterations.

WHIPTON BARTON

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: 15/0663/21 **Delegation Briefing:**
Decision Type Prior Approval Not Required **Decision Date:** 28/07/2015 DEL
Location: Land adjacent to junction of Sweetbrier Lane & Honiton Road, Exeter, EX1
Proposal: Replacement telecommunications monopole (height 17.5 metres) and ground based cabinet

Application Number: 15/0697/03 **Delegation Briefing:** 25/06/2015 0
Decision Type Permitted **Decision Date:** 06/08/2015 DEL
Location: 21 Sargent Close, Exeter, EX1 3HY
Proposal: First floor extension above garage

Application Number: 15/0498/03 **Delegation Briefing:** 21/05/2015 0
Decision Type Withdrawn by Applicant **Decision Date:** 12/08/2015 DEL
Location: 33 Whipton Barton Road, Exeter, EX1 3LU
Proposal: Two storey extension on South elevation

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|----------------------------|---|-----------------------------|------------|-----|
| Application Number: | 15/0758/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 20/08/2015 | DEL |
| Location: | 49 Birchy Barton Hill, Exeter, EX1 3EX | | | |
| Proposal: | Extensions to side and rear at ground floor and first floor levels. | | | |

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|----------------------------|---------------------------------------|-----------------------------|------------|-----|
| Application Number: | 15/0897/18 | Delegation Briefing: | | |
| Decision Type | Was lawful use | Decision Date: | 21/08/2015 | DEL |
| Location: | 79 East Wonford Hill, Exeter, EX1 3DB | | | |
| Proposal: | Single storey rear extension | | | |

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|----------------------------|---|-----------------------------|------------|-----|
| Application Number: | 15/0521/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 17/07/2015 | DEL |
| Location: | 23 Birchy Barton Hill, Exeter, EX1 3ET | | | |
| Proposal: | Single storey flat roof rear extension and deck | | | |

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| Total Number of Decisions Made: | 168 |
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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

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REPORT TO: PLANNING COMMITTEE
Date of Meeting: 7 September 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 Two TPO appeals have been dismissed:
2 Ely Close
16 Clyst Heath

4. New Appeals

4.1 Four new appeals have been lodged since the last report:

Three related to 170 Honiton Road:- One appeal is against an Enforcement Notice relating to a reduction in ridge height/removal of fenestration and two relate to non determination.

One appeal has been made regarding Tree Preservation Orders by David Wilson Homes at Earls Park, Earl Richards Road North.

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)

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