

PLANNING COMMITTEE

Monday 5 October 2015

Present:

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

Apologies:

Councillor Choules

Also Present:

City Development Manager, Project Manager (Planning) and Democratic Services Manager
(Committees)

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DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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PLANNING APPLICATION NO. 15/0661/03 - 16 BARNARDO ROAD, EXETER

The City Development Manager presented the application for the construction of two semi-detached dwellings at land adjacent to 16 Barnardo Road, Exeter.

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

The recommendation was for approval subject to the conditions as set out on the update sheet.

Councillor Shiel, having given notice under Standing Order no.44, spoke on the item. He raised the following points:-

- representing local residents and speaking with the support of the other Local Ward Councillor
- was considerable and unanimous local opposition to this proposal
- had been no such objection to the previous approved application on this site
- accepted that this site would be developed but it was the impact of the sheer bulk of the proposal on the area and local residents that was the issue
- the massing of the houses could not be justified and it was to maximise the profit from the site
- one of the rear gardens did not meet the space standards in the Residential Design SPD
- the Civic Society objected as no case could be made to support that the application enhanced or made a neutral contribution to the Conservation Area
- would block out the light and view of the neighbouring properties
- balconies to the rear had the potential to cause a noise nuisance and loss of privacy
- asked the Committee to refuse the application because the scale and massing of the building was not in keeping with the Conservation Area.

In response to a Member's question, Councillor Shiel stated that the local residents accepted that the site would be built on and the applicant should come forward with a less bulky design.

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

- the design of the proposed development did not preserve or enhance the St Leonard's Conservation Area
- it interrupted the rhythm of the street scene and did not integrate into the area
- the proposal was too high and would over look bedrooms on the opposite side of the road
- one of the rear gardens did not meet the Council's space standards
- the balconies would overlook existing dwellings and the private play area to the rear causing loss of privacy
- was not against contemporary design but this proposal was overdevelopment of the site and did not fit in with the Conservation Area.

In response to a Member's question, Mr Clarke responded that he did not object to the previous approved application in 2013 as it was more suitable for the site being two storeys.

Mrs Beresford spoke in support of the application. She raised the following points:-

- in a Conservation Area properties should enhance or preserve the area and not be pastiche
- consulted with the Council to bring this proposal forward
- had purchased the site with outline planning permission
- would use red brick in keeping with the area
- proposal would provide for two off-street parking places for each dwelling
- the balconies and terraces would be to the rear as the previous approved application; no terraces to the front of the properties
- would be lower than the properties on the opposite side of the road; the ridge height would be lower to than the properties to the left and higher than the property to the right.

She responded as follows to Members queries:-

- had reduced the height on the gable ends to lessen the impact
- did not own the site in 2013 when the previously application was approved.

In response to Members, the City Development Manager clarified the position with regards to the symmetry of the street scene when considering extensions on the adjacent 1960's properties.

The majority of Members felt that the scale and massing was inappropriate for the street scene; the lack of symmetry was not in keeping with the locality; the garden space was inadequate; and the design was not reflective of the character of the area.

RESOLVED that planning permission for the construction of two semi-detached dwellings be **REFUSED** for the following reasons:-

- (1) The proposed development by reason of its scale and massing and lack of symmetry, which is a characteristic of properties on Barnado Road, would create a discordant feature within the streetscene to the detriment of the character and appearance of the St.Leonard's Conservation Area".
- (2) The proposed is contrary to Policy DG4 of the Exeter Local Plan First Review and the provisions of the Council's adopted Residential Design Guide in that insufficient amenity space is provided for the occupiers of the proposed dwellings.

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LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Assistant Director City Development was submitted.

RESOLVED that the report be noted.

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APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

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SITE INSPECTION PARTY

RESOLVED that the next Site Inspection Party will be held on Tuesday 20 October 2015 at 9.30 a.m. The Councillors attending will be Choules, Lyons and Mottram.

Additional Information Circulated after Agenda Dispatched - circulated as an appendix

(The meeting commenced at 5.30 pm and closed at 6.45 pm)

Chair

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PLANNING COMMITTEE
5 OCTOBER 2015
ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 4
Pages 3-8
Ref: 15/0661/03
Land adj 16 Barnardo Road
Exeter

The conditions have been repeated on the published agenda and therefore for clarification the correct conditions, including an additional one relating to hours of construction, are set out below:

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 12/06/15 (dwg. no. 1401/103 A), 16/07/15 (Addendum Biodiversity Statement, dwg. nos. 1401/101 B and 14/01/102 B), 04/09/15 dwg. nos. 1401/104 B, 1401/105 B, 1401/106 C and 1401/107 B) and 17/09/15 (Planning Heritage Design Access Statement) as modified by other conditions of this consent.

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

3) C17 - Submission of Materials

4) Any individual dwelling hereby approved shall achieve a 44% CO2 emissions rate reduction from Part L 2006 as a minimum, in accordance with the requirements of the Code for Sustainable Homes 2006, the Code for Sustainable Homes Technical Guide November 2010 and the Code Addendum May 2014 (or such equivalent standard that maybe approved in writing by the Local Planning Authority) and Exeter Core Strategy Policy CP15.

Reason: In the interests of sustainable development.

5) Prior to commencement of any dwelling the developer shall submit to the Local Planning Authority a Design Stage Code for Sustainable Homes (CSH) assessment including the score expected to be achieved and which standard this relates to. Where this does not meet the minimum required standard in relation to the energy elements the developer must provide details of what changes will be made to the development to achieve the minimum standard in respect of those elements of the code, and thereafter implement those changes. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until an application for a Final Code Certificate has been made seeking certification that the required Code Level has been achieved and within one year of occupation of any dwelling the developer shall submit to the Local Planning Authority a Final Code Certificate to demonstrate that a Final Code Level of 4 in respect of the energy elements has been achieved as required above.

Reason: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.

6) No part of the development hereby approved shall be brought into its intended use until the vehicular access, visibility splays, turning area, access drainage and vehicular parking facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reason: To ensure that adequate facilities are available for the traffic attracted to the site required and to provide a safe and suitable access.

7) 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: To protect the residential amenities of adjacent occupiers.

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