

PLANNING

Date: Monday 5 October 2015
Time: 5.30 pm
Venue: Rennes Room, Civic Centre, Paris Street, Exeter

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

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

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

Membership -

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

Agenda

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

1 Apologies

To receive apologies for absence from Committee members.

2 Declarations of Interest

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

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

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

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

Office of Corporate Manager Democratic & Civic Support

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Public Speaking

Public speaking on planning applications and tree preservation orders is permitted at this Committee. Only one speaker in support and one opposed to the application may speak and the request must be made by 5pm on the Thursday before the meeting (full details available on request from the Democratic Services (Committees) Officer).

4 Planning Application No. 15/0661/03 - 16 Barnardo Road, Exeter

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

5 List of Decisions Made and Withdrawn Applications

To consider the report of the Assistant Director City Development. (Pages 11 - 28)

6 Appeals Report

To consider the report of the Assistant Director City Development. (Pages 29 - 30)

7 SITE INSPECTION PARTY

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

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 2 November 2015** at 5.30 pm in the Civic Centre.

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

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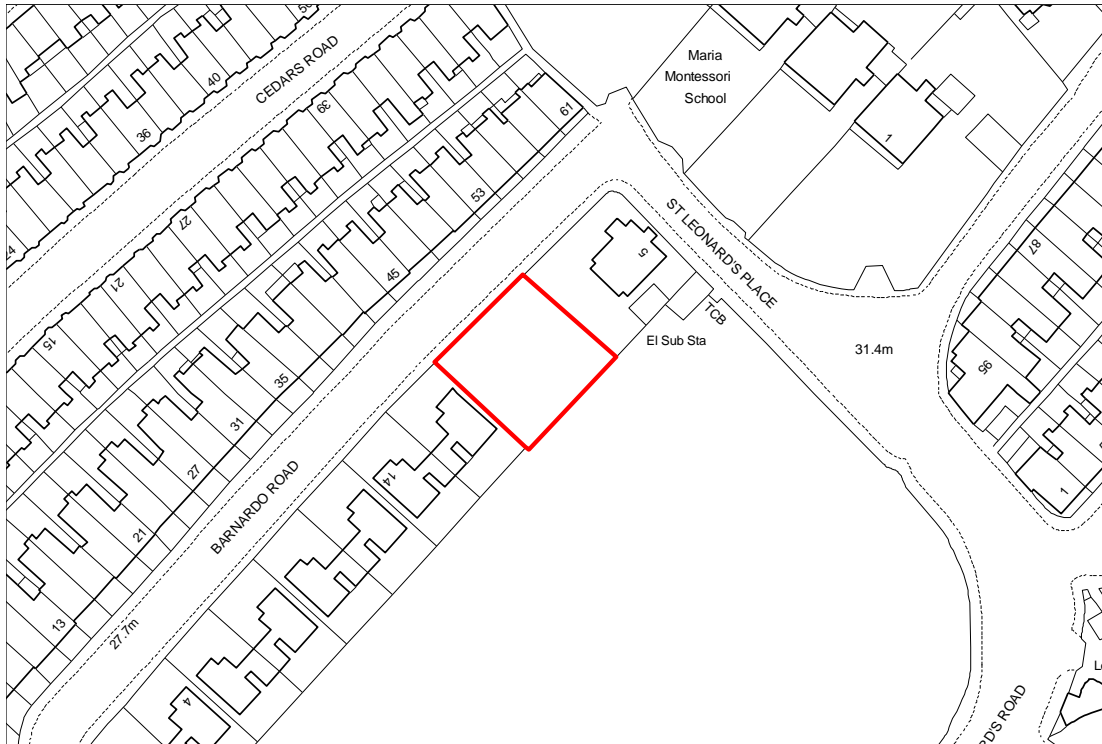
Agenda Item 4

ITEM NO. 5

COMMITTEE DATE:

5 OCTOBER 2015

APPLICATION NO: 15/0661/03 **FULL PLANNING PERMISSION**
APPLICANT: Mr & Mrs Beresford
PROPOSAL: Construction of two semi-detached dwellings
LOCATION: Land adj 16, Barnardo Road, Exeter, EX2
REGISTRATION DATE: 12/06/2015
EXPIRY DATE: 27/08/2015



Scale 1:1250 This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction

HISTORY OF SITE

13/4037/03 - Two semi-detached dwellings, access and parking PER 29/11/2013

DESCRIPTION OF SITE/PROPOSAL

Planning permission is sought for the construction of two semi-detached dwellings. The site is an empty plot within the St. Leonard's Conservation Area. Planning permission has been granted for semi-detached dwellings on this plot but not implemented.

The Conservation Area identifies the three storey 20th Century terraced villas on the opposite the side of the road as making a positive contribution to the area, the adjacent building north of the plot is identified as having a neutral impact and the row of semi-detached dwellings south of the plot is regarded not to have a positive impact on the conservation area.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Planning Heritage Design Access Statement
Addendum Biodiversity Statement

REPRESENTATIONS

There are 34 representations including one petition. The petition and the objectors mention the following issues as the reasons for their objection:

- Comments on the consultation process
- Overdevelopment including massing, height and footprint size
- Traffic and parking
- Impact on the character and appearance of the Conservation Area
- Impact on the amenity of neighbours including overlooking, overbearing and loss of light
- Unsympathetic design and materials
- Noise

CONSULTATIONS

The Highway Development Management Officer (Exeter) at Devon County Council, has no objections to the development regarding the impact of traffic and parking. The Highway Authority also wants a contribution towards implementing the appropriate Traffic Regulation Orders.

The proposals will reduce the number of on street resident parking spaces. Whilst this is not desirable, the highway authority is satisfied that this will not have a severe impact on neighbouring streets. The amendment to an existing resident parking area will need to be formally carried out through an amendment of the existing Traffic Regulation Order (TRO). The cost of these will need to be met by the applicant and therefore a contribution of £3,000 should be secured through an appropriate legal agreement.

In summary the proposed development is acceptable on highway grounds, subject to a conditions relating to the proposed new accesses onto Barnardo Road and a contribution towards any associated Traffic Regulation Orders.

Environmental Health, has no objection but requires a condition restricting hours of demolition/construction.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework

Exeter Local Development Framework Core Strategy

CP1 – Spatial approach
CP3 – Housing development
CP4 – Housing density
CP5 – Meeting Housing Needs
CP11 – Environment
CP15 – Sustainable Construction
CP17 – Design and Local Distinctiveness

Exeter Local Plan First Review 1995-2011

AP1 – Design and Location of Development
AP2 – Sequential Approach
H1 – Housing land search sequence
H2 – Housing location priorities
T1 – Hierarchy of modes of transport
T2 – Accessibility criteria
T3 – Encouraging use of sustainable modes of transport
C1 – Conservation areas
EN5 - Noise

DG1 - Objectives of Urban Design
DG2 – Energy conservation
DG4 – Residential Layout and Amenity

Exeter Draft Development Delivery DPD 2015

DD8 - Housing on Unallocated Sites
DD9 - Accessible, Adoptable and Wheelchair User Dwellings
DD13 - Residential Amenity
DD20 - Sustainable Movement
DD21 - Parking
DD25 - Design Principles
DD26 - Designing out Crime
DD28 - Heritage Assets

Exeter City Council Supplementary Planning Documents

Residential Design Guide SPD
Trees and Development SPD

Conservation Area Appraisals and Management Plans

St. Leonard's 2008

OBSERVATIONS

The development has a considerate design in regard to the conservation area. There are 34 objections including a petition based on several issues mainly regarding the introduction of modern three storey semi-detached dwellings on the empty plot. The development with its contemporary design will not have a negative impact on St. Leonard's Conservation Area but rather enhance the area with its architectural qualities.

Conditional Full Planning Permission (Ref. 13/0437/03) was granted in November 2013, reaffirming the principle of residential development of the subject site established by earlier unimplemented consents (granted in the 1960's and late 1980's respectively) on the basis of a pair of semi-detached dwellings.

A preliminary schematic proposal was presented informally to the Council in December 2014. The design has since been refined in light of guidance offered and reviewed during subsequent informal meetings leading to a definitive application scheme which has as a result evolved to reflect and promote as closely as possible the City Council's objectives and supporting formal policies for new development within Exeter in general and within its designated Conservation Areas in particular.

Compared with the granted planning permission 13/0437/03 this is a proposal for two 4 bedroom semi-detached dwellings instead of two 3 bedroom dwellings, the gross internal floor space is approx. 36 sqm larger, the foot print of the building is approximately 10 sqm larger, one metre and one storey higher and complies with the Lifetime Home Standard.

Consistent with the applicants' ambition to make another sensitive contemporary intervention deemed to make a positive contribution to the host Conservation Area, a principal objective has been to create a building which would be perceived as an authentic expression of both its time and place, executed making extensive use of good quality natural materials which will weather gracefully over time. The proposal will therefore both enhance and preserve the qualities in the character of the Conservation Area. The design deliberately does not follow the size of the smaller houses south of the plot which do not make a positive contribution to Conservation Area.

The development is CIL liable and will yield a small amount of New Homes Bonus if implemented.

The highway authority has no objection to the proposed design but want conditions regarding parking and access, these conditions will be incorporated in the planning permission. The contribution towards implementing the appropriate Traffic Regulation Orders will be secured in a separate payment.

Environmental Health has no objection but requires a condition restricting hours of demolition/construction.

The design of the development is contemporary but the scale, massing, colour and materials of the main building matches what can be seen in the area. The architectural design and siting make the building sit comfortably in the empty plot and will not cause overlooking or affect privacy.

The development is in conformity with NPPF, policies in the Local Development Framework Core Strategy; guidelines in the Local Plan, the emerging DD DPD and the Council's Supplementary Planning Documents, Trees and Development SPD 2009. The design also follows Lifetime Homes Standards as recommended in Local Development Framework Core Strategy 2012 CP5. Sustainability is ensured by the proposed design and by the recommended conditions.

The rear garden does not fully meet the space standards in the Residential Design SPD 2010 but is acceptable in this location adjacent to the open field. Otherwise the design conforms fully to the Residential Design SPD 2010 and the guidelines for residential amenity, parking and building design and is architecturally considerate to the surrounding and future occupants. The development has achieved the highest appropriate density as recommended in the Core Strategy CP4. From a planning perspective this development is acceptable.

DELEGATION BRIEFING – 18 AUGUST 2015

As a number of objections were anticipated it was noted that the application would be reported to the Planning Committee. The time period for notifications had been extended on request from 27 August to 10 September and the application would therefore be reported to the 5 October meeting.

Following discussions at pre-application stage, the size of the properties had been reduced by 25%. Although it was stated that the character of the buildings would blend in with the area and would not be considered excessive in size from both the fields to the rear as well as the street, Members were of the view that the proposed properties remained too large.

SITE INSPECTION – 22 SEPTEMBER 2015

Members inspected the site the 22 September 2015.

RECOMMENDATION

APPROVE subject to the appropriate arrangement for the funding of a Traffic Regulation Order and the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) The development hereby approved shall achieve Code for Sustainable Homes (CSH) Level 4 (including a 44% CO2 emissions rate reduction from Part L 2006) as a minimum, and a CSH Level 5 (Zero Carbon) if commenced on or after 1st January 2016, in accordance with the requirements of the Code for Sustainable Homes 2006 and the Code for Sustainable Homes Technical Guide November 2010 (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 the developer must provide details of what changes will be made to the development to achieve the minimum standard, 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 or 5 has been achieved as required above.
Reason: In the interests of sustainable development
- 6) C05 - Time Limit - Commencement
- 7) 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.
- 8) C17 - Submission of Materials
- 9) 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.
- 10) 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.
- 11) UN3 - Unique Condition 3
- 12) 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

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: 5 October 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

05/10/2015

All Planning Decisions Made and Withdrawn Applications Between 27/8/2015 and 24/9/2015

Application Number: 15/0947/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/09/2015 DEL
Location: Langwith House, Southernhay Gardens, Exeter, EX1 1UG
Proposal: Non-material amendment to planning permission Ref. 14/0584/03, granted 11 April 2014, including repositioning of 2 rooflights and addition of 1 further rooflight

ALPHINGTON

Application Number: 15/0802/16 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/09/2015 DEL
Location: Livestock Centre (Matford), Matford Park Road, Marsh Barton Trading Estate, Exeter, EX2 8FD
Proposal: Replacement roof and installation of solar panels

Application Number: 15/0727/03 **Delegation Briefing:** 09/07/2015 0
Decision Type Permitted **Decision Date:** 08/09/2015 DEL
Location: 9 Winkleigh Close, Exeter, EX2 9JY
Proposal: Two storey side extension

Application Number: 15/0813/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 09/09/2015
Location: 11-12 Bridford Road, Marsh Barton Trading Estate, Exeter, EX2 8QX
Proposal: Certificate of Lawful Existing Use of Development for Units 11 and 12 Bridford Road, Exeter EX2 8QX for the retail sale of carpets together with ancillary office and storage, including the amalgamation of two units into one for the operation as a single unit

Application Number: 15/0810/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 11/09/2015 DEL
Location: 66 Isca Road, Exeter, EX2 8BH
Proposal: Two storey side extension, installation of external stairs to rear elevation, insertion of 1 no rooflights to front and rear roof slope

Application Number: 15/0459/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: 17-19 Water Lane, Exeter, EX2 8BY
Proposal: Proposed demolition of three properties to construct a new apartment building consisting of nine apartments with associated access, parking and amenity space.

Application Number: 15/0867/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: The Briars Nursing Home, Crabb Lane, Exeter, EX2 9JD
Proposal: T38 - Holm Oak - Remove two branches over road (SW)

Application Number: 15/0823/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 16/09/2015 DEL
Location: 10 Chandlers Walk, Exeter, EX2 8BA
Proposal: Rear conservatory

Application Number: 15/0847/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 16/09/2015 DEL
Location: Bristol Street Motors, Trusham Road, Marsh Barton Trading Estate, Exeter, EX2 8QQ
Proposal: 4 fascia signs, 1 entrance gate, 1 entrance pylon. Free standing pylon & directional signs. 2 wall mounted signs.

Application Number: 15/0820/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/09/2015 DEL
Location: 2 Trusham Road, Marsh Barton Trading Estate, Exeter, EX2 8RB
Proposal: Change of use to storage and distribution facility (B8) including ancillary retail viewing area

Application Number: 15/0751/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/08/2015 DEL
Location: Former Spangles Car Wash Centre, Yeoford Way, Marsh Barton Trading Estate, Exeter, EX
Proposal: Redevelopment to provide two storey children's nursery with associated parking, landscaping and associated works. (Amendment to planning ref 14/0216/03)

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|----------------------------|--|-----------------------------|------------|
| Application Number: | 12/1751/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 03/09/2015 |
| Location: | Unit 2 A, Alphington Road, Exeter, EX2 8HP | | |
| Proposal: | Plant equipment and louvres | | |

COWICK

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|----------------------------|--|-----------------------------|------------|
| Application Number: | 15/0505/32 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 09/09/2015 |
| Location: | Westover, Little Johns Cross Hill, Exeter, EX2 9PJ | | |
| Proposal: | Discharge of Conditions | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0864/03 | Delegation Briefing: | 13/08/2015 0 |
| Decision Type | Permitted | Decision Date: | 16/09/2015 DEL |
| Location: | 11 Wellswood Gardens, Exeter, EX4 1RH | | |
| Proposal: | Single storey rear extension to kitchen, front porch extension and first floor front bedroom extension over existing garage. | | |

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|----------------------------|--|-----------------------------|--------------|
| Application Number: | 15/0828/03 | Delegation Briefing: | 13/08/2015 0 |
| Decision Type | Permitted | Decision Date: | 21/09/2015 |
| Location: | Little Johns Cross, Dunsford Road, Exeter, EX2 9PN | | |
| Proposal: | Demolition of an existing store and construction of 2 storey rear extension and construction on conservatory to the rear. Removal of four trees in the rear garden | | |

DURYARD

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|----------------------------|---|-----------------------------|----------------|
| Application Number: | 15/0865/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 17/09/2015 DEL |
| Location: | Hatherly Laboratories, University of Exeter, Prince Of Wales Road, Exeter, EX4 4PS | | |
| Proposal: | Installation of two roof-based air handling units and the provision of a handrail at roof perimeter | | |

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|----------------------------|---|-----------------------------|----------------|
| Application Number: | 15/0778/04 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 02/09/2015 DEL |
| Location: | Harepath, Streatham Rise, Exeter, EX4 4PE | | |
| Proposal: | T1 - Red Oak - Fell T2 - Tulip - Fell | | |

EXWICK

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|----------------------------|--|-----------------------------|------------|
| Application Number: | 15/0796/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 04/09/2015 |
| Location: | 24 Moorland Way, Exeter, EX4 2ER | | |
| Proposal: | Erection of single storey rear extension | | |

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|----------------------------|-----------------------------------|-----------------------------|----------------|
| Application Number: | 15/0889/04 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 14/09/2015 DEL |
| Location: | 1 Hylton Gardens, Exeter, EX4 2QE | | |
| Proposal: | T1 - Oak - Crown lift by 2M | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0838/06 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 02/09/2015 DEL |
| Location: | The Hermitage, North Wing, 20 Exwick Hill, Exeter, EX4 2AQ | | |
| Proposal: | T1 - Magnolia - Fell | | |

HEAVITREE

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0593/05 | Delegation Briefing: | |
| Decision Type | Refuse Planning Permission | Decision Date: | 27/08/2015 DEL |
| Location: | Land Adjacent 38 East Wonford Hill, Exeter, EX1 3BZ | | |
| Proposal: | Retrospective advertisement consent application for aluminum free standing sign. | | |

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|----------------------------|--|-----------------------------|----------------|
| Application Number: | 15/0784/03 | Delegation Briefing: | |
| Decision Type | Permitted | Decision Date: | 04/09/2015 DEL |
| Location: | 32 Fore Street, Heavitree, Exeter, EX1 2QL | | |
| Proposal: | Change of use of 2nd floor office to 3 bedroom flat (C3); installation of window to rear elevation and vent to rear roof slope | | |

MINCINGLAKE

Application Number: 15/0859/03 **Delegation Briefing:** 13/08/2015 0
Decision Type Permitted **Decision Date:** 18/09/2015 DEL
Location: 9 Woolsery Close, Exeter, EX4 8BN
Proposal: Alterations, extension to rear and replacement garage

NEWTOWN

Application Number: 15/0848/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/09/2015 DEL
Location: 5 Hampton Buildings, Blackboy Road, Exeter, EX4 6SR
Proposal: Ground floor rear extension

Application Number: 15/0576/03 **Delegation Briefing:** 11/06/2015 0
Decision Type Refuse Planning Permission **Decision Date:** 28/08/2015 DEL
Location: 64 Blackboy Road, Exeter, EX4 6TB
Proposal: First and second floor rear extension to create two self contained flats

Application Number: 15/0789/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/09/2015 DEL
Location: Arena Nightclub, 1 Summerland Street, Exeter, EX1 2AZ
Proposal: 2 no. internally illuminated fascia signs

Application Number: 15/0826/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/09/2015 DEL
Location: The Maynard School, Denmark Road, Exeter, EX1 1SJ
Proposal: G1 - Various - Remove 4 x trees and Crown thin by 20%

PENNSYLVANIA

Application Number: 15/0676/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/09/2015
Location: 2, Whitethorn Park and land adjoining, Pennsylvania Road, Exeter, EX4 5BL
Proposal: Two storey side extension and lean-to garage

Application Number: 15/0882/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/09/2015 DEL
Location: 24 Linnet Close, Exeter, EX4 5HF
Proposal: Two storey side extension. Alterations to fenestration of rear elevation

Application Number: 15/0930/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/09/2015 DEL
Location: 1 Yew Tree Close, Exeter, EX4 5EH
Proposal: T1- Oak - Crown raise to 5.2M and prune branches.

Application Number: 15/0839/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/09/2015 DEL
Location: 3 and 4 Pennsylvania Park, Exeter, EX4
Proposal: T1 - Deodar - Crown reduce to 5M

PINHOE

Application Number: 14/0789/01 **Delegation Briefing:** 13/05/2014 0
Decision Type Withdrawn by Applicant **Decision Date:** 03/09/2015 DEL
Location: Land at Home Farm, Church Hill, Pinhoe, Exeter, EX4
Proposal: 120 dwellings with associated infrastructure and open space (all matters reserved for future consideration apart from access)

Application Number: 15/0728/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/09/2015 DEL
Location: 13 Station Road, Pinhoe, Exeter, EX1 3SA
Proposal: Two storey rear extension.

Application Number: 15/0308/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 08/09/2015
Location: 3 Pinn Lane, Exeter, EX1 3QX
Proposal: Provision of 3no Detached houses within the extensive grounds of no. 3 Pinn Lane, Exeter following lengthy discussions took place with Mr. Wei Mo from Exeter City Council Planners over the siting, design and access for the 3 properties took place

Application Number: 15/0572/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/09/2015 DEL
Location: Land to west of, Pilton Lane, Exeter, EX1
Proposal: Alterations to approved Drawings (14/1669/03) to remove the arbour, provide a cover to the cycle stands and add a footpath linking the terrace to main entrance footpath.

Application Number: 15/0790/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/09/2015 DEL
Location: Monkton House, Pinn Lane, Exeter, EX1 3RG
Proposal: Conversion of barn to form 2 no. dwellings and associated parking

Application Number: 15/0858/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/09/2015 DEL
Location: 34 Bindon Road, Exeter, EX4 9HW
Proposal: Loft conversion including insertion of dormer window to side elevation and Juliet balconies to front and rear elevations, alterations to the fenestration at ground floor level

Application Number: 15/0458/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 22/09/2015 DEL
Location: 3 Pulling Road, Exeter, EX4 8PA
Proposal: Single storey rear extension.

POLSLOE

Application Number: 15/0817/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/08/2015 DEL
Location: Sampsons Cottage, Sampsons Lane, Exeter, EX1 2DP
Proposal: New pitched roof to replace flat roof and small single storey extension to west elevation

PRIORY

Application Number: 15/0824/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 27/08/2015
Location: 81 Salters Road, Exeter, EX2 5JE
Proposal: Single storey conservatory to the rear elevation

ST DAVIDS

Application Number: 15/0827/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/09/2015 DEL
Location: Chandos Deli, 1 Roman Walk, Exeter, EX1 1GN
Proposal: T1 - Monterey Pine - Fell

Application Number: 15/0787/03 **Delegation Briefing:** 01/09/2015 0
Decision Type Permitted **Decision Date:** 07/09/2015 DEL
Location: Land to the east of Dean Clarke House, Southernhay East, Exeter, EX1
Proposal: Change of use from office (Use Class B1) to gym (Use Class D2); installation of 3 no extract louvres, 3 no air conditioning condensers and 4 no cycle racks.

Application Number: 15/0660/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/09/2015 DEL
Location: The Ship Inn, 1-3 Martins Lane, Exeter, EX1 1EY
Proposal: Internal alterations to modern bar and first floor kitchen, and interior refurbishment

Application Number: 15/0841/16 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/09/2015 DEL
Location: Northernhay/Rougemont Gardens, Northernhay Place, Exeter, EX4
Proposal: Temporary permission for the installation of a stage, sound equipment, screens, marquees, viewing platform, portacabins, access, lighting and signage for a public event during the period 13 September 2015 to 3 November 2015

Application Number: 15/0881/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/09/2015 DEL
Location: The Old City Library, Castle Street, Exeter, EX4 3PU
Proposal: Window added to second floor east elevation (Non material amendment to 14/1993/03)

Application Number: 15/0712/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/09/2015 DEL
Location: The Ship Inn, 1-3 Martins Lane, Exeter, EX1 1EY
Proposal: Repairs and minor alterations to front elevation

Application Number: 15/0860/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: The Old Deanery,, The Cloisters, Cathedral Close, Exeter, EX1 1HS
Proposal: T1 - Lime - Crown reduce by up to 2 M

Application Number: 15/0883/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/09/2015 DEL
Location: 9 Queens Terrace, Exeter, EX4 4HR
Proposal: Rear single storey extension

Application Number: 15/0884/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/09/2015 DEL
Location: 9 Queens Terrace, Exeter, EX4 4HR
Proposal: Rear single storey extension

Application Number: 15/0546/03 **Delegation Briefing:** 07/07/2015 0
Decision Type Permitted **Decision Date:** 17/09/2015 DEL
Location: Clifton Garage, Bonhay Road, Exeter, EX4 4BG
Proposal: Demolition of Clifton Garage and 101 St Davids Hill to build ten student townhouses each four storeys in height comprising a total of 139 bedrooms and associated amenity areas/facilities, secure cycle storage and parking provision.

Application Number: 15/0833/03 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 17/09/2015 DPO
Location: Eagle Yard, Tudor Street, Exeter, EX4 3BR
Proposal: Change of use of existing office building into 1 student flat.

Application Number: 15/0926/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/09/2015 DEL
Location: The Cloisters, Cathedral Close, Exeter, EX1 1HS
Proposal: T7 - Horse Chestnut - Crown raise to 3M above ground level and reduce/remove branches
T16 - Copper Beech - Crown raise to 3M above ground level
T19 - London Plane - Crown raise to 3M over roadway; reduce limb overhanging wall
T20 - Beech - Crown raise to 3M over roadway
T25 - Mulberry - Crown raise to 1.5M above ground level
T30 - Elm - Crown reduce by 3M and crown raise over path/road.
T34 - Honey Locust - Crown raise and reduce branches over parking bays

Application Number: 15/0834/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/09/2015 DEL
Location: 43 St. Davids Hill, Exeter, EX4 4DJ
Proposal: T1 - Lime - Fell

ST JAMES

Application Number: 15/0746/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/08/2015 DEL
Location: Longbrook House, New North Road, Exeter, EX4 4UD
Proposal: Installation of ventilation grille

Application Number: 15/0801/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/09/2015 DEL
Location: 47-48 Sidwell Street, Exeter, EX4 6NS
Proposal: Internally illuminated fascia sign, externally illuminated projecting sign and internally illuminated menu board

Application Number: 15/0919/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: 23 Devonshire Place, Exeter, EX4 6JA
Proposal: T1 - 2 - Poplar - Crown reduce by 30%
 T3 - Bay - Crown reduce by 30%

Application Number: 15/0916/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/09/2015 DEL
Location: Portland House (Ground Floor), Longbrook Street, Exeter, EX4 6AH
Proposal: Display of illuminated advertisements

Application Number: 15/0825/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/08/2015 DEL
Location: 7 Culverland Close, Exeter, EX4 6HR
Proposal: Erection of car port

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| Application Number: | 15/0836/04 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 02/09/2015 | DEL |
| Location: | 40 Old Tiverton Road, Exeter, EX4 | | | |
| Proposal: | T1 - Beech - Crown raise | | | |

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| Application Number: | 15/0850/37 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 02/09/2015 | DEL |
| Location: | Exeter Cricket Club, Prince Of Wales Road, Exeter, EX4 4PR | | | |
| Proposal: | Non-material amendment to planning permission 14/0824/03 (new cricket pavilion, relocation of storage sheds and practice nets and sight screen, alterations to access) including alterations to fenestration, repositioning extract and ventilation grilles, SVP, introduction of roof-mounted weather cowl, and change to brick materials | | | |

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| Application Number: | 15/0876/37 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 02/09/2015 | DEL |
| Location: | Exeter Cricket Club, County Ground, Prince Of Wales Road, Exeter, EX4 4RP | | | |
| Proposal: | Non material amendment to planning application 14/0815/03 (new student accommodation) including reduction in floor heights; alterations to louvre grilles/panels; rainwater goods; fenestration; plant room/cycle storage and colour of header bricks within the gable walls | | | |

ST LEONARDS

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| Application Number: | 15/0564/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 03/09/2015 | DEL |
| Location: | 5 The Quadrant, Exeter, EX2 4LE | | | |
| Proposal: | Rear extension over existing external stair. Internal alterations at all floors levels the most significant being within the basement. Enlargement of the garage. | | | |

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| Application Number: | 15/0785/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 03/09/2015 | DEL |
| Location: | 66 Magdalen Road, Exeter, EX2 4TN | | | |
| Proposal: | Proposed vehicular access and gate in existing wall | | | |

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| Application Number: | 15/0786/07 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 03/09/2015 | DEL |
| Location: | 66 Magdalen Road, Exeter, EX2 4TN | | | |
| Proposal: | Proposed vehicular access and gate in existing wall | | | |

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| Application Number: | 15/0844/07 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 10/09/2015 | DEL |
| Location: | 3 The Quadrant, Exeter, EX2 4LE | | | |
| Proposal: | French doors in side elevation | | | |

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| Application Number: | 15/0857/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 14/09/2015 | DEL |
| Location: | 45 St. Leonards Road, Exeter, EX2 4LS | | | |
| Proposal: | Alterations to front steps to improve disabled access. | | | |

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| Application Number: | 15/0873/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 14/09/2015 | DEL |
| Location: | 7 Penleonard Close, Exeter, EX2 4NY | | | |
| Proposal: | T1 - Copper Beech - Crown reduce by 20% (to previous points) | | | |

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| Application Number: | 15/0927/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 17/09/2015 | DEL |
| Location: | 8 St. Leonards Road, Exeter, EX2 4LA | | | |
| Proposal: | T1 - Lilac - Fell T2 - Magnolia - Prune | | | |

ST LOYES

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|----------------------------|---|-----------------------------|------------|-----|
| Application Number: | 15/0888/04 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 14/09/2015 | DEL |
| Location: | North & South Grange, Clyst Heath, Exeter, EX2 | | | |
| Proposal: | T201 - Holm Oak - Crwon reduce by 3M T209 - Lime - Reduce height by 6M | | | |

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| Application Number: | 15/0902/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 16/09/2015 | DEL |
| Location: | 41 Grecian Way, Exeter, EX2 5PF | | | |
| Proposal: | Single storey rear extension and conversion of garage to habitable accommodation (disabled adaptation) | | | |

ST THOMAS

Application Number: 15/0744/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/09/2015 DEL
Location: 40 Alphington Road, Exeter, EX2
Proposal: Removal of rear outbuilding, replacement windows and garage entrance door, velux windows and other internal alterations/repairs

Application Number: 15/0822/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/09/2015 DEL
Location: 40, Alphington Road, Exeter, EX2
Proposal: T1 - Monkey Puzzle - Prune to allow 1.5m clearance of house
T2 - Apple - reduce by 2m and crown thin
T3 - Maple - reduce by 2m and crown thin

TOPSHAM

Application Number: 15/0874/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/09/2015 DEL
Location: 5 Tresillian Gardens, Topsham, Exeter, EX3 0BA
Proposal: Non-material amendment to planning permission Ref. 12/0590/03, granted on 13 September 2012, to increase the size of the garage, alter the design of windows and add velux windows and solar panels to the roof

Application Number: 15/0949/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/09/2015 DEL
Location: Sandy Park Stadium, Sandy Park Way, Exeter, EX2 7NN
Proposal: Advertising consent for the non-illuminated temporary direction and branding signage relating to the Rugby World Cup event.

Application Number: 15/0795/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/09/2015
Location: 25 Monmouth Street, Topsham, Exeter, EX3 0AJ
Proposal: Demolition of existing single storey extension. Erection of single storey extension with glazed doors to rear elevation with slate roof and 3 no. rooflights.

Application Number: 15/0831/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/09/2015 DEL
Location: 25 Monmouth Street, Topsham, Exeter, EX3 0AJ
Proposal: Erection of single storey rear extension

Application Number: 15/0861/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015
Location: 30 Elm Grove Road, Topsham, Exeter, EX3 0EQ
Proposal: Listed building consent for the addition of a cast iron stack pipe to the rear elevation

Application Number: 15/0875/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: 30 Elm Grove Road, Topsham, Exeter, EX3 0EQ
Proposal: T1 - Palm - Fell

Application Number: 15/0903/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: 64b, Fore Street, Topsham, Exeter, EX3 0HL
Proposal: T1 - Horse Chestnut - Fell

Application Number: 15/0918/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: 23 High Street, Topsham, Exeter, EX3 0ED
Proposal: T1 - Thuja - Reduce and reshape

Application Number: 15/0960/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 14/09/2015 DEL
Location: Land to the south of Exeter Road (ALDI), Exeter Road, Topsham, Exeter, EX3
Proposal: Amendment to approved consent comprising addition of a small entrance lobby to the building (2.8m by 6.4m) and minor associated changes to shopping trolley storage and parking provision. (Non-Material Minor Amendment to Planning Permission ref No. 14/2083/03 granted 30th June 2015).

Application Number: 15/0747/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/08/2015 DEL
Location: 4 Sunhill Avenue, Topsham, Exeter, EX3 0BP
Proposal: Proposed wraparound extension, loft conversion including three rooflights on south west roof slope, off road parking and internal alterations.

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| Application Number: | 15/0821/06 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 27/08/2015 | DEL |
| Location: | Broadway House, 35 High Street, Topsham, Exeter, EX3 0ED | | | |
| Proposal: | T1 - Magnolia - Crown thin by 15% T2 - Birch - Crown thin by 15% | | | |

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|----------------------------|---|-----------------------------|------------|-----|
| Application Number: | 15/0852/37 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 28/08/2015 | DEL |
| Location: | 15 Fore Street, Topsham, Exeter, EX3 0HF | | | |
| Proposal: | Non-material amendment to planning permission 15/0263/03 and listed building consent 15/0264/07 for 'Installation of an acoustic enclosure around existing air conditioning external plant'. Amendments to include the alteration of the acoustic attenuator, to install a horizontal louvre above the plant and to regularise the refrigeration condensing plant | | | |

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| Application Number: | 15/0752/03 | Delegation Briefing: | | |
| Decision Type | Refuse Planning Permission | Decision Date: | 01/09/2015 | DEL |
| Location: | 5 Sunhill Lane, Topsham, Exeter, EX3 0BR | | | |
| Proposal: | Variation of condition 2 of planning permission 14/0935/03 to change cladding material to fibre cement and replace overhanging structure with steel pergola | | | |

WHIPTON BARTON

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|----------------------------|--|-----------------------------|------------|-----|
| Application Number: | 15/0745/03 | Delegation Briefing: | | |
| Decision Type | Permitted | Decision Date: | 08/09/2015 | DEL |
| Location: | 23 and 25 Bowring Close, Exeter, EX1 3TU | | | |
| Proposal: | Ground and first floor rear extensions | | | |

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| Application Number: | 15/0900/03 | Delegation Briefing: | | |
| Decision Type | Withdrawn by Applicant | Decision Date: | 17/09/2015 | |
| Location: | Horizon House (Formerly Rok Centre), Guardian Road, Exeter Business Park, Exeter, EX1 | | | |
| Proposal: | Display of 6ft high banner advertisement | | | |

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|----------------------------|---|-----------------------------|------------|--|
| Application Number: | 15/0901/05 | Delegation Briefing: | | |
| Decision Type | Withdrawn by Applicant | Decision Date: | 24/09/2015 | |
| Location: | Horizon House (Formerly Rok Centre), Guardian Road, Exeter Business Park, Exeter, EX1 | | | |
| Proposal: | Display of 6ft high banner advertisements. | | | |

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

Background papers used in compiling the report:

Files of Planning Applications available for inspection from:

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

Telephone No: 01392 265223

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 5 October 2015
Report of: Assistant Director City Development
Title: Appeals Report

DRAFT

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 No decisions have been received since the last report.

4. New Appeals

4.1 One new appeal has been lodged. It relates to 32 Danes Road, Exeter, EX4 4LS where the applicant sought a Lawful Development Certificate for the use of the property as large HMO.

5. Public Inquiries

5.1 The Waddeton Park Limited Inquiry at Exeter Road, Topsham will start on 24 November.

5.2 The Honiton Road mixed use development Inquiry will take place in the first week of December.

Assistant Director City Development

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

Background papers used in compiling the report:

Letters, application files and appeal documents referred to in report are available for inspection from:
City Development, Civic Centre, Paris Street, Exeter

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

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