

PLANNING

Date: Monday 5 September 2016
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, Spackman, Denham, Edwards, Foale, Lyons (Deputy Chair), Gottschalk, Harvey, Newby, Mrs Henson, Prowse, Morse and Sutton (Chair)

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 23 May and 27 June 2016.

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 **Application No. 16/0806/03 - 22 Lincoln Road, Exeter**

To consider the report of the Assistant Director City Development.

(Pages 5 -
10)

6 **Planning Application No. 16/0405/03 - Belgrave Road, Exeter**

To consider the report of the Assistant Director City Development.

(Pages 11
- 26)

7 **Application No. 16/0949/03 - 79 Heavitree Road, Exeter**

To consider the report of the Assistant Director City Development.

(Pages 27
- 38)

8 **Application No. 16/0835/03 - 43 St David's Hill, Exeter**

To consider the report of the Assistant Director City Development.

(Pages 39
- 42)

9 **List of Decisions Made and Withdrawn Applications**

To consider the report of the Assistant Director City Development.

(Pages 43
- 70)

10 **Appeals Report**

To consider the report of the Assistant Director City Development.

(Pages 71
- 72)

11 SITE INSPECTION PARTY

To advise that the next Site Inspection Party will be held on Tuesday 20 September 2016 at 9.30 a.m. The Councillors attending will be Gottschalk, Morse and Prowse.

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 3 October 2016** 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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ITEM NO. 7

COMMITTEE DATE: 05/09/2016

APPLICATION NO: 16/0806/03 FULL PLANNING PERMISSION
APPLICANT: Mrs Perrin
PROPOSAL: Proposed detached dwelling.
LOCATION: 22 Lincoln Road, Exeter, EX4 2EA
REGISTRATION DATE: 28/06/2016
EXPIRY DATE: 07/09/2016

DESCRIPTION OF SITE/PROPOSAL

- The application site comprises a large plot on the corner of Lincoln Road and Edinburgh Drive.
- The existing dwelling is a two storey semi-detached property which faces on to Lincoln Road. The property sits in a slightly elevated position compared to the road and vehicular access and parking is accessible off Edinburgh Drive.
- The application seeks the Council's consent to erect a two storey detached dwelling within the garden area to the east of the existing property. The proposal retains the off-road parking (existing detached garage) for the new dwelling and proposes the creation of a further two off-road parking spaces to the front of the existing dwelling.
- The materials used in the construction of the new dwelling are stated on the submitted plans to match the materials used on the existing dwelling at Number 22.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

- None.

REPRESENTATIONS

Twenty-two letters of objection have been received, mainly objecting on the grounds of parking issues and design issues. The primary concerns can be summarised as follows:

- The proposal represents over development of the site
- The proposed development will sit forward of the building line in Edinburgh Drive
- There is a chronic shortage of on-street parking and the provision of an additional dwelling will add to these problems
- Safety concerns on severely congested road
- Emergency vehicles may have difficulty getting through because of on street parking
- The proposed parking spaces at the front of the property will be very hard to enter and exit
- The junction of Lincoln Road and Edinburgh Drive acts as a turning circle
- If approved, the proposal may set a precedent
- The garden areas provided will be too small
- Noise and vehicle nuisance during the construction period

CONSULTATIONS

Devon County Council Highways:

- It is acknowledged that there is currently a high demand for on-street parking in Lincoln Road and that this is a point of concern for some objectors. The proposal includes provision for 2 on-site parking spaces, which is sufficient for a dwelling of this size. Although the dropped kerb to achieve could, in theory, result in the loss of a single on-street space, the street layout suggests on-street parking occurs on the other side of the road. This is confirmed by on site observation. Consequently, the application is not

expected to add to any existing concerns of on street parking and congestion in Lincoln Road.

- Lincoln Road is in a very residential area and this site is situated at the end of a cul-de-sac with no through traffic. It is, therefore, a low speed environment and the addition of traffic from a single dwelling is not expected to have any adverse impact upon safety. The Highway Authority, therefore has, subject to condition related to car and cycle parking, no objections to the proposed development
- The new parking area at the front of Number 22 Lincoln Road will require a new dropped kerb. The applicant is advised that the dropped kerb will need to be built in accordance with the Highway Authority's specification, include provision to prevent uncontrolled discharge of water over the highway, and that they must apply and receive permission **before** undertaking any such works to the highway.

Exeter City Council Environmental Health

- 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.

Exeter Civic Society

- Object on the grounds that the proposal results in a "serious loss of garden space in the area" and "unacceptable overcrowding" in the area.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance: NPPF

Technical Housing Standards - Nationally Described Space Standard. (DCLG, March 2015)

Exeter Local Development Framework Core Strategy:

CP3 - Housing development

CP4 - Housing density

CPU - Design and local distinctiveness

Exeter Local Plan First Review 1995-2011

H1 - Housing land search sequence

H2 - Housing location priorities

H3 - Housing sites

H5 - Diversity of housing

T10 - Car parking standards

DG1 - Urban Design

DG4 - Residential layout and amenity

Exeter City Council Supplementary Planning Document:

Residential Design SPD 2010

Exeter City Council Development Delivery DPD

DD25 - Design Principles

OBSERVATIONS

The proposal concerns the erection of a two storey detached dwelling on a plot of land which forms the side garden of the applicant's own property. The applicant sought pre-application advice which supported the principle of a dwelling in this location provided that sufficient

amenity space and off-street parking could be provided for both dwellings. These are material considerations and give weight in support of the application if these criteria are met.

In terms of the principle of development the NPPF paragraph 49 notes that Local Planning Authorities (LPAs) should consider applications for new dwellings in the context of the presumption in favour of sustainable development and notes that LPA policies for housing supply cannot be considered up to date if the LPA cannot demonstrate a five year supply of deliverable sites. Therefore the NPPF is supportive of the application in principal. Local Plan policy H1 'Search Sequence' gives (H1i) 'previously developed land, conversions and infill within urban areas' as having the highest priority in terms of land suitable for new housing development. Given that the site is within a residential curtilage, on a residential street and would be classed as an infill development the proposal is therefore supported by local and national policies.

Policy DG4: developments should be (a) at the "maximum feasible density" the site will allow when considering constraints and local impact. The proposal for the erection of a three bedroom dwelling would be at the maximum feasible density the site would allow without compromising local character and residential amenity. The proposed dwelling design would be similar in appearance to that of 22 Lincoln Road and other properties on the street in that it would use a pitched roof with gable ends to the sides, with a front facade rendered at first floor level. In terms of the impact on the street scene the front elevation of the proposed new dwelling would reflect many of the design features of existing dwellings, with a similar palette of materials and a similar building line along Lincoln Road insofar as the new dwelling sits slightly lower than the existing property. The new dwelling would not cause significant harm as to justify refusal of the application. Whilst the design is acceptable any further development could significantly harm residential amenity and a condition would be attached to any permission granted restricting permitted development rights.

There would be no significant impact on the residential amenity to neighbouring properties by reason of overlooking, loss of light or overbearing impact and no significant privacy issues as windows would mainly face out onto the highway and the blank walls of neighbouring properties.

The exterior amenity space for future occupiers would be provided by a segregation of the existing garden space to no. 22 Lincoln Road to provide gardens for both dwellings. The existing property will provide 67.5m² of private amenity space and the proposed dwelling will provide 71m². Policy DG4 (b) states that developments must provide quality amenity space which allows residents "to feel at ease within their homes and gardens", and (c) have boundary treatments to rear garden spaces which "are designed to make a positive contribution to the townscape". The two proposed garden areas would meet minimum garden space requirements as set out in the Residential Design SPD which requires a minimum of 65m² for a three bedroom property.

The proposal meets the internal space requirements for a two-storey, three-bedroom dwelling for four persons (3B4P) with three double bedrooms, as set out in the DCLG document 'Technical Housing Standards'. This document requires a minimum of 90m² plus 2m² of built-in storage space. The proposed dwelling would have internal spaces totalling 106m² and 5m² of built-in storage and is therefore fully compliant.

A significant degree of local objection has been generated by this application with the main issue raised of concerns about the impact of a new dwelling on parking provision/availability. There is a high demand for on-street parking. The proposed dwelling would generate additional parking requirements and the submitted plans have shown two off-street car parking spaces each for the existing dwelling at Number 22 Lincoln Road and for the proposed dwelling. This provision meets the minimum of 1.1 spaces per dwelling shown in figure 6.2 of the Residential Design SPD. Furthermore Devon County Council Highways has not objected to the proposal subject to the imposition of appropriate conditions. An additional condition is to be included to restrict working/construction hours in the interests of residential amenity.

RECOMMENDATION

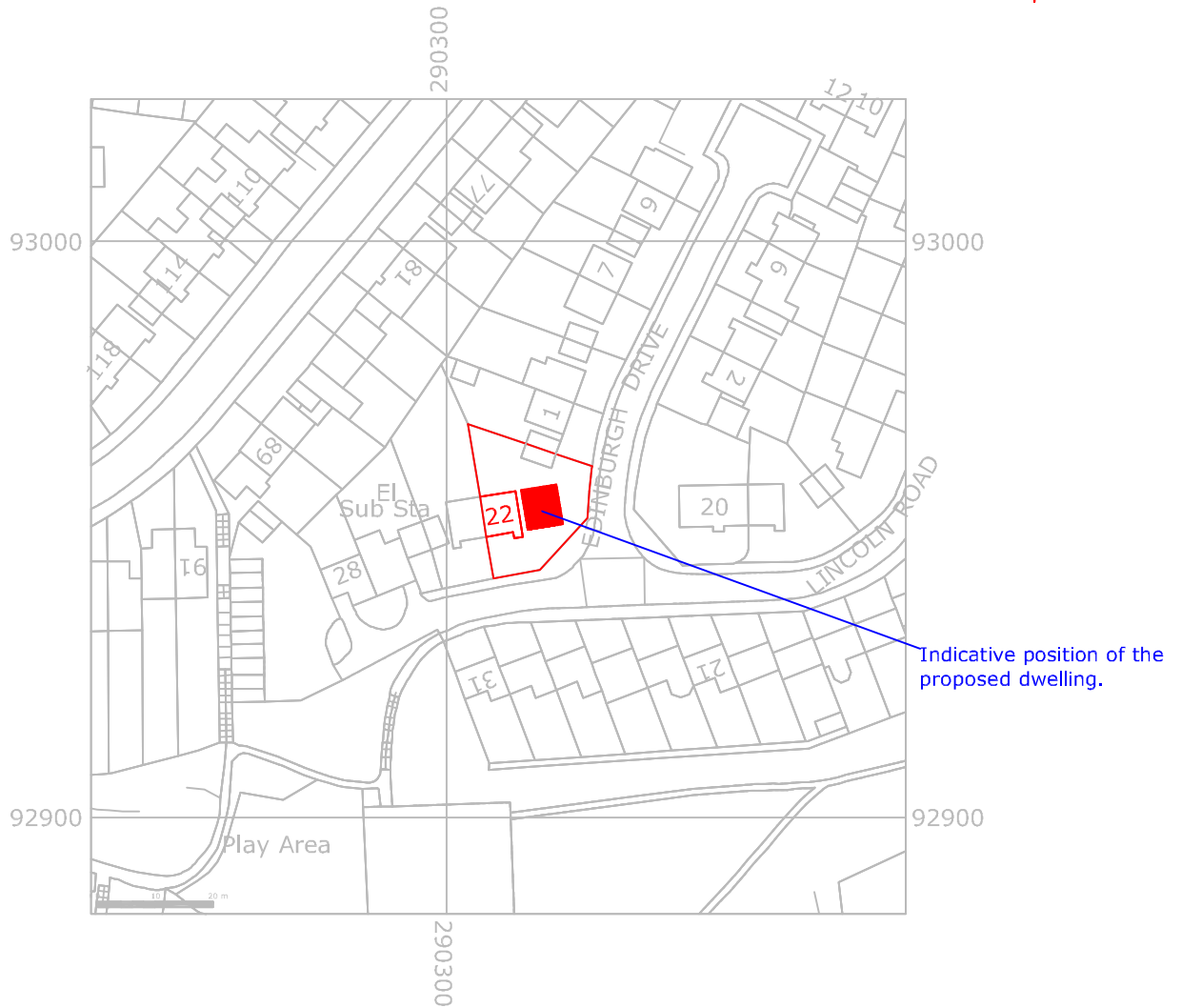
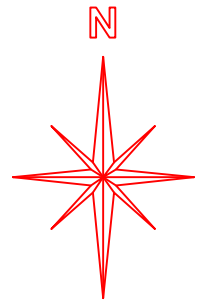
APPROVE subject to the following conditions:

- 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 28 June 2016 (*dwg. no(s). 5 rev B, 6 rev C, 7 rev B and 8 rev C*), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) No part of the development hereby approved shall be occupied until the two on-site car parking spaces, as indicated on Proposed Block Plan Drawing 5 rev B have been provided in accordance with the requirements of this permission and retained for those purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 4) Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development of the types described in Classes A, B, C, D, E and G of Part 1, Classes A and C of Part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, porches, sheds, greenhouses, huts, oil storage tanks, fences and walls) shall be undertaken on the premises, other than hereby permitted, or unless the prior written consent of the Local Planning Authority has been obtained.
Reason: To ensure that the character and appearance of the locality are protected and to avoid overdevelopment in the interests of local amenity.
- 5) C75 - Construction/demolition hours.

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

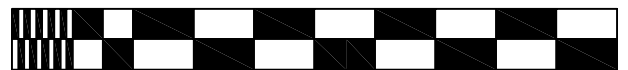
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223



Streetwise License No. 100047474

Scale 1:1250 -in metres (A4 drawing)



0 15 50 100

Drawings produced by



Property Design Solutions Ltd

01395 26-66-66

REVISIONS.			CONTRACT.	DETAIL.
NO.	DETAILS.	DATE.		
			Proposed Dwelling neighbouring: 22 Lincoln Road, Exeter. EX4 2EA	SITE LOCATION PLAN (Project 16/2025)
			CLIENT. Mr and Mrs Perrin, 22 Lincoln Road, Exeter, EX4 2EA	
			DRAWN. Dean	DRAWING NO.
			DATE. 28 Apr '16	Drawing 1
			REVISION. 0	SCALE. 1:1250 (A4)
			STATUS. FOR APPROVAL	

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Agenda Item 6

ITEM NO. 5

COMMITTEE DATE:

05/09/2016

APPLICATION NO:

16/0405/03

FULL PLANNING PERMISSION

APPLICANT:

Graduation (Exeter) Ltd

PROPOSAL:

Demolition of existing buildings. Redevelopment to provide student accommodation (Sui Generis), ancillary facilities, and ground floor uses in classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), D1 (non-residential institutions) and D2 (assembly and leisure), with cycle parking provision and public realm improvements.

LOCATION:

Stagecoach Devon Ltd, Belgrave Road, Exeter, EX1 2LB

REGISTRATION DATE:

31/03/2016

EXPIRY DATE:

30/06/2016

HISTORY OF SITE

85/1014/03 -	Single-storey extension to provide new office	PER	02/09/1985
86/0148/03 -	Single storey extension for offices	PER	12/03/1986
	Installation of telecommunication mast (15 metres high) and mobile equipment cabin		
15/1360/31 -	Demolition of existing buildings and redevelopment to provide student accommodation (Sui Generis) totalling around 640 bedspaces with ancillary facilities, also ground floor retail/leisure uses of around 3200sqm, with cycle parking provision and landscaping.	NOT EIA DEV'T	18/01/2016

DESCRIPTION OF SITE/PROPOSAL

The application site is 0.65 ha and is located between Belgrave Road, Cheeke Street, and Bampfylde Street, it does not include the buildings fronting on to Summerland Street. The site currently serves as a bus service and repair depot for Stagecoach and existing buildings will be demolished. The proposed development is for 577 student bedrooms, these are arranged as 356 bedrooms in cluster flats and 221 in studios in a building ranging from 6 to 8 1/2 storey. The proposals include 2,331sqm of ground floor retail / leisure uses, landscaping and public realm.

The proposals have been screened in accordance with the Environmental Impact Assessment (EIA) Regulations and it was concluded that the proposed development is not EIA development.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

- CIL Form;
- Application Drawings;
- Design and Access Statement (incorporating landscaping details and Site Waste Management Plan);
- Landscape and Visual Photomontages;
- Statement of Community Involvement.
- Heritage Statement and Archaeological Desk Based Assessment;
- Transport Statement and Travel Plan;
- Flood Risk Assessment and Drainage Strategy;

- Foul Sewage Assessment;
- Utilities Statement;
- Biodiversity Assessment;
- Air Quality Assessment;
- Noise Impact Assessment
- Sustainability Statement;
- Energy Strategy;
- Land Contamination Assessment;
- Student Management Plan

REPRESENTATIONS

The application has been advertised by site notices, press notice and neighbour letters. In addition to a response on behalf of Unit 1 (nightclub) and from Exeter Civic Society, **eight public responses** were received raising the following issues:

- Area is already saturated with student housing, affordable housing for local people should be provided.
- Bus Depot move will lead to traffic congestion and will increase fares.
- Students already dominate the city centre which is a no go area at night.
- Student accommodation should be on campus.
- No more student flats.
- Far too high for the site.
- This will not allow for a diverse community.
- No strategy for student growth.
- Students will bring cars and there is no parking provision.
- Should be a mix of housing types in accordance with local and national planning policy.
- Proposals do not support NPPF aims of sustainable communities and meet wider housing need.
- Lack of market or affordable housing for non-students in city centre.
- Site should be part of new bus station.
- Too high compared with 3 storey buildings adjacent.
- No provision for car parking

UNIT 1: Development should be designed so that existing cultural venues remain viable and can continue in their current form. Noise arises from music and outdoor queuing/smoking associated with the venue. The noise assessment report contains failings that should be addressed. In the absence of adequate analysis conditions cannot be relied upon. Fixed triple glazed windows and air-conditioning must be provided. Inappropriate location for noise sensitive residential uses.

Exeter Civic Society: This is a very large building for a very large number of students and ground floor retail. The relationship with the buildings surroundings is not shown. Two too many storeys. The bulk of the building is overriding and oppressive. Judgement cannot be made before street scenes and area frameworks are supplied.

CONSULTATIONS

Environment Agency: We concur with the recommendation of the report for an intrusive investigation to characterise the site. In order to secure an appropriate assessment of risks to controlled waters we recommend the inclusion of the conditions on the subsequent planning permission [attached below as recommended conditions 7 & 8].

Devon County Council Highways Network Management: From a highways perspective, the key areas of consideration related to appropriate pedestrian and cycle access routes to the site, student pick up and drop off and the landscaping proposals directly adjacent to the site.

Access: The proposed development is expected to generate approximately 1,350 two way pedestrian movements. The bulk of movements is expected to be heading west across Bampfylde Street towards the city centre city and/or university. To provide for this, and reflecting the likely modal dominance of pedestrian movements, a new zebra crossing at the Cheeke Street end of Bampfylde Street has been proposed. The principle of this is acceptable, although the location indicated on Revision P8 of the Landscape plan may not be best placed to serve the desire line. This can be resolved through detailed design and secured by condition.

Highway Works & S278: With the proposed building being set back from the current boundary, a larger area of public realm is created in the space between the carriageway and the proposed building. This new area of urban realm including tree planting and street furniture is achieved on land combining both public highway and private land. In principle, the proposed arrangements shown on Landscape Framework Plan Revision P8 are broadly acceptable. The detailed design, including construction, maintenance, materials, delineation, loading and appropriate traffic orders will need to be secured through a combined S38/S278 agreement.

On-site facilities: The level of cycle parking indicated (300 stands) in the application accords with the Exeter City Council Sustainable Transport Supplementary Planning Document and is acceptable. The exact arrangements for this should be provided for approval in advance of commencement and in place prior to occupation.

Management: The applicant has provided a 'Student Management Plan', which further details the arrangements of tenants moving in and out during term times, satisfying that the development will be managed properly and is unlikely to have a detrimental impact upon the highway. The final Travel Plan which will need to be agreed prior to occupation or secured through the Management Plan.

Construction: The site is located in a prominent city centre location adjacent to a number of traffic sensitive streets – particularly Cheeke Street for bus services and Belgrave Road and Summerland Street for cross city traffic. All construction traffic will need to be managed to minimise impact. A Construction Traffic Management Plan (CTMP) should be conditioned and the applicant is advised that adequate areas will need to be made available within the site to accommodate construction vehicles off the public highway.

Subject to appropriate conditions being attached in the granting of any permission, no objection.

Environmental Health Officer: The submitted ground investigation reports show that further site investigation, risk assessment and development of remedial options are required in order to fully understand the extent and nature of the contamination of the site. The developer has committed to this process and understands the potential implications of contamination on the development. A recommended condition below will ensure that this process is completed to the Council's satisfaction and reported upon.

The submitted noise assessment reports show that measures can be implemented to mitigate the impact of ambient noise on the future occupants of the development. The Council is very keen to ensure that these measures include alternative means of ventilation, under the individual control of each occupant, to avoid the need to open windows. A suggested condition below requires the developer to submit details for approval.

The reports contain potential noise levels from mechanical plant, but cannot specify the plant to be installed at this stage. The limits in the report have been used as a noise limit condition below.

The range of potential uses proposed for the ground floor could have noise, air quality or odour impacts both on the occupants of this development and existing receptors. The developer has demonstrated that they are aware of the potential range of issues arising from these uses, and accepts that mitigation of these impacts will be required. A condition below has been included which requires kitchen extraction equipment to be approved. A noise impact assessment for each unit has been requested.

Natural England: No comments to make.

Historic England: Bold and assertive piece of architecture. We do not wish to comment on design given the lack of Heritage Assets in the area. No wider consideration of impacts on Heritage Assets in wider context. Should consider Conservation Areas and highly graded assets such as Exeter Cathedral in accordance with paragraph 128 of the NPPF. In the absence of this the Council will need to be satisfied that the proposals will not cause adverse impact on the City's designated Heritage Assets.

Devon & Somerset Fire and Rescue Services: Detailed comments made on design of building.

Devon and Somerset Design Review Panel: Following a site visit and presentation of the scheme by the architects, the Panel made the following observations. Supportive of the principle for this high density high quality development and no objection to proposed height in principle. Consider that the relationship to the street and the general planning of spaces is good. However there is concern that the proposals focus too much on the users at the expense of consideration of the impact on the city as a whole, concern also about lack of permeability to Sidwell Street and hence not supportive. The ample provision for cycles is welcome. Internal corridors are long and should have breakout spaces and windows. Overall the panel is supportive of the height and the aspiration to be distinctive in the skyline but questions the pitch of the roofs which unnecessarily accentuate the height. Massing needs to be less simplistic and uniform. The context of other potential development should inform the design, the lack of masterplan concerns the panel. Consideration of servicing needed and noise from neighbours and bus station.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
NPPF - National Planning Policy Framework

Exeter Local Development Framework Core Strategy
CP1 - The Spatial Approach
CP2 - Employment
CP3 - Housing Distribution
CP5 - Meeting Housing Needs
CP8 - Retail
CP10 - Meeting Community Needs
CP11 - Pollution and Air Quality
CP13 - Decentralised Energy Networks
CP15 - Sustainable Construction
CP17 - Design and Local Distinctiveness
CP18 - Infrastructure

Exeter Local Plan First Review 1995-2011
AP1 - Design and Location of Development
AP2 - Sequential Approach
E3 - Retention of Employment Land or Premises
H1 - Search Sequence
H2 - Location Priorities

H5 - Diversity of Housing
H6 - Affordable Housing
H7 - Housing for Disabled People
S1 - Retail Proposals /Sequential Approach
S3 - Shopping Frontages
S5 - Food and Drink
T1 - Hierarchy of Modes
T2 - Accessibility Criteria
T3 - Encouraging Use of Sustainable Modes
T5 - Cycle Route Network
T6 - Bus Priority Measures
T9 - Access to Buildings by People with Disabilities
T10 - Car Parking Standards
T11 - City Centre Car Parking Spaces
C1 - Conservation Areas
C5 - Archaeology
EN2 - Contaminated Land
EN3 - Air and Water Quality
EN4 - Flood Risk
EN5 - Noise
DG1 - Objectives of Urban Design
DG2 - Energy Conservation
DG3 - Commercial Development
DG4 - Residential Design
KP1 - Pedestrian Priority Zone
KP3 - Bus and Coach Station

Exeter City Council Supplementary Planning Documents
Sustainable Transport SPD 2013

Exeter City Council Development Delivery DPD Publication Draft 2015

City Centre Vision 2011
Bus & Coach Station Development Principles 2012

OBSERVATIONS

The site is currently occupied by a bus repair and service depot, which is an employment use and as such there is a general presumption against the loss of such uses. However the depot is being relocated to Matford and there is therefore no loss of employment in the city. The proposals incorporate ground floor uses of 2,331 square metres of floorspace which will generate employment. The proposals are therefore considered to accord with the aims of policy CP2 of the Core Strategy and policy E3 of the Exeter Local Plan First Review.

The Core Strategy was adopted in February 2012, is up to date and relevant and sets out the strategic vision for development in the City including “maintaining a vital and viable mix of uses in the City Centre and delivering development to enhance Exeter’s position as a premier retail and cultural destination.”

This vision is supported by the Objectives set out in the Core Strategy document and by the policies of the Local Plan and the emerging Development Delivery DPD.

The Core Strategy Policy CP8 proposes ‘around 3,000 square metres of net retail convenience floorspace and around 37,000 square metres of net retail comparison floorspace’ in the City Centre, including ‘up to 30,000 square metres of comparison floorspace in the Bus and Coach Station area, to be developed as part of a mixed-use

scheme by around 2016'. The need for the retail space set out in this policy is evidenced by the Exeter Retail Study 2008

The site falls within the Grecian Regeneration area as defined by the Core Strategy. The Core Strategy Policy CP17 guides that "All proposals for development will exhibit a high standard of sustainable design that is resilient to climate change and complements or enhances Exeter's character, local identity and cultural diversity." Development in the City Centre and Grecian Regeneration Area will: "enhance the city's unique historic townscape quality; protect the integrity of the city wall and contribute positively to the historic character of the Central and Southernhay and Friars Conservation Areas; create places that encourage social interaction, utilising public art as an intrinsic component of a high quality public realm; enhance and expand the city's retail function to improve Exeter's draw as a regional shopping centre; include residential development in a mix of uses that encourage vitality and establish a safe and secure environment; create a City Centre that is vital and viable and presents a positive experience to the visitor; enhance the biodiversity of the City Centre and improve the links to the green infrastructure network; contribute to the establishment of a decentralised energy network."

The site is considered to be well located for student housing development, provided that provision can be adequately made for living conditions of occupiers, outside the areas of restriction of student housing, with good links to transport facilities and amenities and good links to the two University Campuses. Given the pressure on the City to accommodate the rising number of students, the capacity of the site to meet this specific housing need should be maximised. The site is much less well suited to other housing types for amenity reasons. The Council also supports the development of purpose-built student housing to meet housing need and to help ease pressure on family housing. It is not current policy to seek affordable housing from purpose-built student accommodation developments. As such the proposals are considered to comply with policy H5 of the Exeter Local Plan First Review.

In principle the redevelopment of this site for student accommodation on the upper floors, with town centre active ground floor uses at street level below, is supported.

The key issues in determining this application are considered to be: the height, massing and design of the proposed building, potential for contamination and the impact of noise on living conditions of future occupiers.

Design

The height and massing of the proposed building is a key issue in determining this application. The 'Grecian Quarter Height Constraints Analysis 2008' produced for Exeter City Council looked at the potential for tall buildings in this area to impact on views through the site. It recommended that buildings in the identified areas should be up to 21m in height with variation in massing of up to 25 metres in height. It acknowledges that impact on views is one factor which needs to be considered the appropriate height of buildings. The site is outside the most sensitive part of the study area for which an absolute height limit was recommended. The location of the site means that the building will be a skyline feature when viewed from public spaces in Newtown, St. James and Lower Pennsylvania. The proposed building introduces pitched roofs and significant articulation of the building elements to create what officers consider a roof design of some merit. The proposed building would be a very prominent feature in some public views but that the design is helpful in integrating it with views across the wider roofscape of the city. The highest point of the building is 33m above existing ground level, however taller elements are set back from the frontage with the road frontage eaves lines varying between 21 and 25 metres. The building also steps down to reduce the roof height on Belgrave Road and Bampfylde Street towards the north end of those streets. The building accommodates 5, 6 and 7 storeys of residential accommodation, with mezzanine levels to some units, above a ground floor of retail/commercial or ancillary uses. The difference in levels across the site means that the ground floor on Belgrave Road is a full storey below that on Bampfylde Street and the linking facade on Cheeke Street

manages the transition with a centrally placed double height unit. The building addresses the space that will be created at the Bus and Coach Station redevelopment positively. The building steps back from the existing back of pavement creating wider streets, within which the tall building will sit more easily and allowing room for street tree planting.

The site falls within the area to which the Bus and Coach Station Area Development Principles apply, these were approved for Development Control Purposes in June 2012. They draw on the Exeter Vision, the City Centre Vision and the Traffic, Retail, Building Heights and Urban analyses and relevant Local Planning Policies and sets out a series of 10 Principles to guide development proposals in the area between Paris Street and Summerland Street. It was subject of public consultation and was approved for Development Control Purposes in 2012, but has limited weight, not being a Supplementary Planning Document.

The Development Principles are:

Principle A: Development must be viable.

Principle B: The development will be a retail and leisure led mixed use development incorporating a new bus station.

Principle C: An accessible new bus and coach station must be provided to agreed standards.

Principle D: Development must reinforce Sidwell Street, complement the High Street and Princesshay and form a gateway to the city centre.

Principle E: Development must positively respond to site context including urban grain, archaeology and site levels.

Principle F: Development must create a high quality public realm with active frontages.

Principle G: Development must create a network of accessible open streets and spaces.

Principle H: Buildings must be individual and of a high architectural quality, with landmark buildings and gateways formed at key locations using materials appropriate to the location.

Principle I: Vehicular traffic servicing and car parking must be accommodated in such a way as to minimise their impact.

Principle J: The development must adopt high standards of sustainable design and enhance biodiversity

The Design Review Panel were supportive of the height of the building in principle. Following the presentation of the scheme to the Panel the roof design was revisited and the roof pitches that result are considered to address the concerns raised. The early iterations of the layout of the site presented by the applicant at pre-application stage did include a through route between Belgrave Road and Bampfylde Street as recommended by the Panel. However Officers are content that this has been removed given the lack of onward permeability through the Post Office building to the south or through the development fronting Sidwell Street. Access routes to the residential accommodation are positioned centrally in Bampfylde Street (main entrance) and Belgrave Road (secondary entrance). Should the opportunity arise through future redevelopment on Sidwell Street, a new side street terminating visually at the main entrance to the building, could be created. The scheme has also been amended to improve the design of the ground floor frontages at the prominent corners of the building on Cheeke Street and improve the appearance of the window design at roof level. The material used in the 'book-end' elements of the Cheeke Street facade have been varied to reduce the apparent width of the block. Notwithstanding the concerns raised by The Design Review Panel regarding masterplanning the development in the area is informed by the approved Bus and Coach Station Area Development Principles.

The development will introduce residential accommodation into the 'Grecian Quarter' regeneration area supporting the ground floor Class A uses (including retail and restaurants) and leisure uses. These are designed to have active and transparent frontages; and the set back of the building allows for these units to have areas of forecourt which could be used for seating in association with cafes etc. The hours of use of these areas can be controlled by condition. The landscape scheme includes tree planting and continuity of surfacing across the privately owned areas and areas of highway. Conditions are proposed to secure details of landscaping and external materials.

The design of the ground and first floor at the boundary with the Transport Club on Bampfylde Street has been amended to retain an existing fire escape from the Transport Club Skittle Alley under the building and exiting the site on Belgrave Road.

Following the amendments to the design since submission (which include changing facade materials, window and roof design on Cheek Street facade, reducing the height of parts of the roof and amendments to the landscaping) the design is now considered to accord with the aims of policy CP17 of the Exeter Core Strategy, policies DG1, DG3 and DG4 of the Exeter Local Plan and with the Bus and Coach Station Area Development Principles 2012.

Transport

The development proposes no on-site car parking provision. Given the City Centre location, the access to a full range of local facilities and the public transport, pedestrian and cycle provisions this is considered acceptable pursuant to Local Plan Policy and the National Planning Policy Framework. The application is accompanied by a Travel Plan and a condition is recommended to be attached to any consent to ensure that detailed measures are implemented to promote sustainable transport use. The submitted Travel Plan includes provision for a restrictive covenant regarding bringing a car to the accommodation. The extent of on-street parking controls in the area of the site are considered to be a significant deterrent. The development proposes improving pedestrian routes towards the west, through a pedestrian crossing and providing internal cycle storage for 306 bicycles. The public realm includes on-street cycle stands for visitors.

Loading bays are proposed in Bampfylde Street and Cheeke Street to accommodate arrivals and departures from the student residential accommodation using both entrances on managed basis, as well as servicing of the ground floor units. The size of the loading bays are considered adequate and the arrangements include provision for the extension of the public highway to allow safe access for pedestrians around the loading bays. The management of arrivals and departures should be set out in a Travel Plan secured by the consent.

Contaminated Land

The previous use of the site means that there is a significant risk of contamination which is recognised by the developer and would need to be remediated and conditions are recommended to achieve this. The Environment Agency have recommended conditions 7 and 8 to control the risk of contamination to controlled waters and public health.

Noise

A Construction Phase Noise Assessment can inform a Construction Environment Management Plan which can be secured by recommended condition 9.

The development is proposed in an area where there are existing noise generating uses nearby, most notable the night club, car repair garages on Summerland Street and the bus station, all of which have the potential to impact on residential occupiers of the site. The proposed ground floor uses have the potential to impact both on residential occupiers of the site and neighbouring occupiers. Noise assessments submitted with the application demonstrate that measures can be implemented within the construction of the building to adequately provide for the living conditions of future occupiers, including protecting them from noise and achieving adequate standards of individually controlled ventilation without the need to open windows. A condition is suggested below [condition 11] to be attached to any consent which requires the developer to submit details for approval and for those details to be implemented. It is not considered that further controls or restrictions through legal agreements are required to protect the reasonable amenity of future residents.

Any kitchen extraction is proposed to discharge at a high level. Heat ejection from the ground floor units proposed is at a low level. Details of all plant, including smoke and odour control, will be required by suggested condition 12. Overall plant noise is proposed to be restricted by suggested condition 14.

Conditions restricting delivery times, hours of use and hours of use of outdoor areas (closed by 11pm) are proposed. Accepting that these are flexible between unit more information is needed on the type of activities proposed on the ground floor, and potential noise/other impacts of these.

Bin stores have been designed and sized in consultation with ECC and hence there will be no need for bins on street.

Air Quality

The proposals involve the redevelopment of the Bus Depot and Garage for student residential, retail and leisure uses. No on-site parking is proposed. The kitchen and plant extraction will exhaust at high level. The proposals are therefore considered to result in a net reduction in air pollution.

Sustainability

The introduction of soft landscaping including street trees and other biodiversity measures is welcomed and the details and management of these features can be secured by condition.

Design stage assessment of BREEAM 'Excellent' score for accommodation and uplift above 'Very Good' for retail elements welcome and can be captured in conditions. The difficulty of achieving BREEAM 'Excellent' in speculative retail units acknowledged. The residential elements of the scheme are to be designed to connect to District Heating in future and internal systems and plant room to allow for this connection and to accord with the CIBSE UK Code of Practice for District Heating Networks. The scheme also makes a contribution towards the delivery of a District Heating Network to the site. These matters can be secured by the recommended conditions and Section 106 agreement. As such the proposals are considered to accord with the aims of policies CP13 and CP15 of the Exeter Core Strategy.

Financial Considerations

New Homes Bonus (NHB):

NHB that would be paid to Exeter City Council is £236,049.52 per year currently paid for six years. This totals £1,416,297.10

CIL:

Out of Centre Retail floorspace: 0

Residential floorspace: 0

Student Accommodation floorspace: 20,116 square metres

Other floorspace: 2,331 square metres

Demolished floorspace: 1,390 square metres

Student Accommodation (2016) CIL rate: £49.84 per square metre

CIL PAYABLE (2016). Net gain in floorspace in qualifying use (student accommodation) minus demolitions, multiplied by 2016 CIL rate (student accommodation) = £933,303.84

Section 106 matters

- District Heating Contribution £86,447.
- Student Management Plan
- Off-site highway works

- Traffic Order costs

RECOMMENDATION

APPROVE subject to the following conditions and S106.

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 14 June 2016 as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: To ensure that the materials conform to the visual amenity requirements of the area.
- 4) A detailed scheme for landscaping and ecological enhancement of the site, including the planting of trees and/or shrubs, the use of surface materials and opportunities for wildlife shall be submitted to the Local Planning Authority and the development shall not be brought into use until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping and ecological enhancement measures shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6) No development related works, with the exception of demolition works, shall take place until a written scheme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.

- 7) No development approved by this planning permission (excluding demolition), shall take place until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The scheme shall include the following components:
- a) A preliminary risk assessment which has identified: All previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect controlled waters.

- 8) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters.

- 9) No development shall take place, including any works of demolition and any earthworks, until a Construction and Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. This shall address the following issues: Noise, dust, vibration, construction access, hours of work, dirt on the highway, protection of the public, protection from contamination, waste management and ecology. Notwithstanding the details and wording of the CEMP the following restrictions shall be adhered to:

- a) There shall be no burning on site during demolition, construction or site preparation works;
- b) Unless otherwise agreed in writing, no construction or demolition works shall be carried out, or deliveries received, outside of the following hours: 0800 to 1800 hours Monday to Friday, 0800 to 1300 on Saturdays, and not at all on Sundays and Public Holidays;
- c) Noise and dust suppression measures shall be employed as required during construction in order to prevent off-site dust nuisance;
- d) Noise and dust monitoring shall be undertaken to an agreed programme.
- e) Site hoarding shall be kept clear of graffiti and fly-posting;
- f) Details of access arrangements and timings and management of arrivals and departures of vehicles.

The approved CEMP shall be adhered to throughout the construction period.

- 10) Details of the storage and management of waste for each unit and the residential accommodation shall be agreed in writing by the Local Planning Authority before that part of the development is first occupied.
Reason: In the interest of public health and amenity and to ensure footways are not obstructed.
- 11) The applicant shall submit a scheme for protecting occupiers of the development from noise. This shall be submitted to and approved by the Local Planning Authority before construction commences and shall be implemented before any part of the residential accommodation is first occupied.
Reason: In the interests of the living conditions of future occupiers.
- 12) Before any unit is brought into an A3 use, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.
Reason: In the interests of public and residential amenity.
- 13) Before any unit is brought into an A3 or A4 D1 or D2 use, a scheme for the management of noise and external spaces shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. The use of that unit shall thereafter be carried out in accordance with an approved management scheme.
Reason: In the interests of residential amenity.
- 14) Noise from mechanical building services plant shall not exceed the limits set in Table 14 of the Kimber Acoustics Ltd Noise Assessment Report for The Land between Belgrave Road and Bampfylde Street, Exeter Issue 4 dated 24 June 2016.
Reason: In the interests of residential amenity.
- 15) The CHP engine, plant and chimney shall be constructed in accordance with the submitted details and shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of protecting air quality.
- 16) Notwithstanding condition no. 3 no work shall commence on any phase under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority in so far as they relate to that phase and the following shall thereafter be provided in accordance with such details:
 - a) Detailed layout(s) of plant rooms associated with the space heating and provision of hot water to the building.
 - b) Sustainable fit-out guidance for landlord and tenant areas.
 - c) Detailed design of eaves and roof edges
 - d) Detailed design of windows, doors and panel cladding systems.
Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.
- 17) No part of the development hereby approved shall be brought into its intended use until the pedestrian crossing improvement to Bampfylde Street as indicated on Landscape Framework Plan Rev P8, or other scheme as agreed in writing by the Local Planning Authority, has been provided in accordance with details and specifications approved in writing by the Local Planning Authority.
Reason: To provide safe and suitable access for traffic generated by and attracted

to the site.

- 18) No part of the development hereby approved shall be brought into its intended use until the loading bays on Belgrave Road and Bampfylde Street and Landscaping proposals outlined on the Landscape Framework Plan Rev P8, have been provided in accordance with details and specifications that shall have been approved in writing by the Local Planning Authority.
Reason: To provide safe and suitable access and adequate facilities for traffic attracted to the site.
- 19) Travel Plan measures including the provision of sustainable transport welcome packs and details of the arrangements of how student pick up/drop off will be managed, shall be provided in accordance with details agreed in writing by the Local Planning Authority and Local Highway Authority in advance of occupation of the development.
Reason: To promote the use of sustainable transport modes and in the interest of highway safety, in accordance with paragraphs 32 and 36 of the NPPF.
- 20) Prior to commencement of the development (excluding demolition), details of secure cycle parking provision for the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be occupied until the secure cycle parking facilities have been provided in accordance with the submitted details.
Reason: To provide adequate facilities for sustainable transport.
- 21) No part of the residential accommodation shall be brought into its intended use until the secure cycle parking facilities have been provided in accordance with the submitted details and maintained for these purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 22) The residential accommodation shall be constructed with centralised space heating and hot water systems that have been designed and constructed to be compatible with a low temperature hot water District Heating Network in accordance with the CIBSE guidance "Heat Networks: Code of Practice for the UK". The layout of the plant room, showing provision for heat exchangers and for connection to a District Heating Network in the Highway shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site unless otherwise agreed in writing.
Reason: In accordance with the requirements of policy CP13 of the Exeter Core Strategy 2012 and in the interests of sustainable development.
- 23) The development hereby approved shall not commence, with the exception of demolition works, until details of the proposed finished floor levels and overall ridge heights, in relation to an agreed fixed point or O.S datum have been submitted to, and been approved in writing by, the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.
Reason: In the interests of the visual amenities of the area.
- 24) Unless otherwise agreed in writing by the Local Planning Authority the A and D class units hereby approved shall achieve an overall BREEAM scoring of 60 percent or greater for shell and core only. Unless otherwise agreed in writing by the Local Planning Authority the residential units hereby approved shall achieve an overall BREEAM scoring of "excellent" (70 percent or greater). Prior to commencement of development the developer shall submit to the Local Planning Authority a BREEAM design stage assessment report, the score expected to be achieved. Where this does not meet the above requirements the developer must provide details of what changes will be made to the development to achieve that standard, and thereafter

implement those changes. A post completion BREEAM report shall be submitted to the Local Planning Authority within 3 months of the substantial completion of any such building hereby approved. The required BREEAM assessments shall be prepared, and any proposed design changes approved prior to commencement of the development, by a licensed BREEAM assessor.

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

- 25) Construction of the development hereby approved shall only be carried out in accordance with the recommendations in the submitted Explosive Ordnance Desk Top Study for Stagecoach Bus Depot, Belgrave Road, Exeter (Project 15200 EOD Contracts Ltd dated 11/05/2015) received 31 March 2016.

Reason: In the interests of public safety.

- 26) No part of the approved development shall be occupied until the drainage works have been completed in accordance with the approved plans.

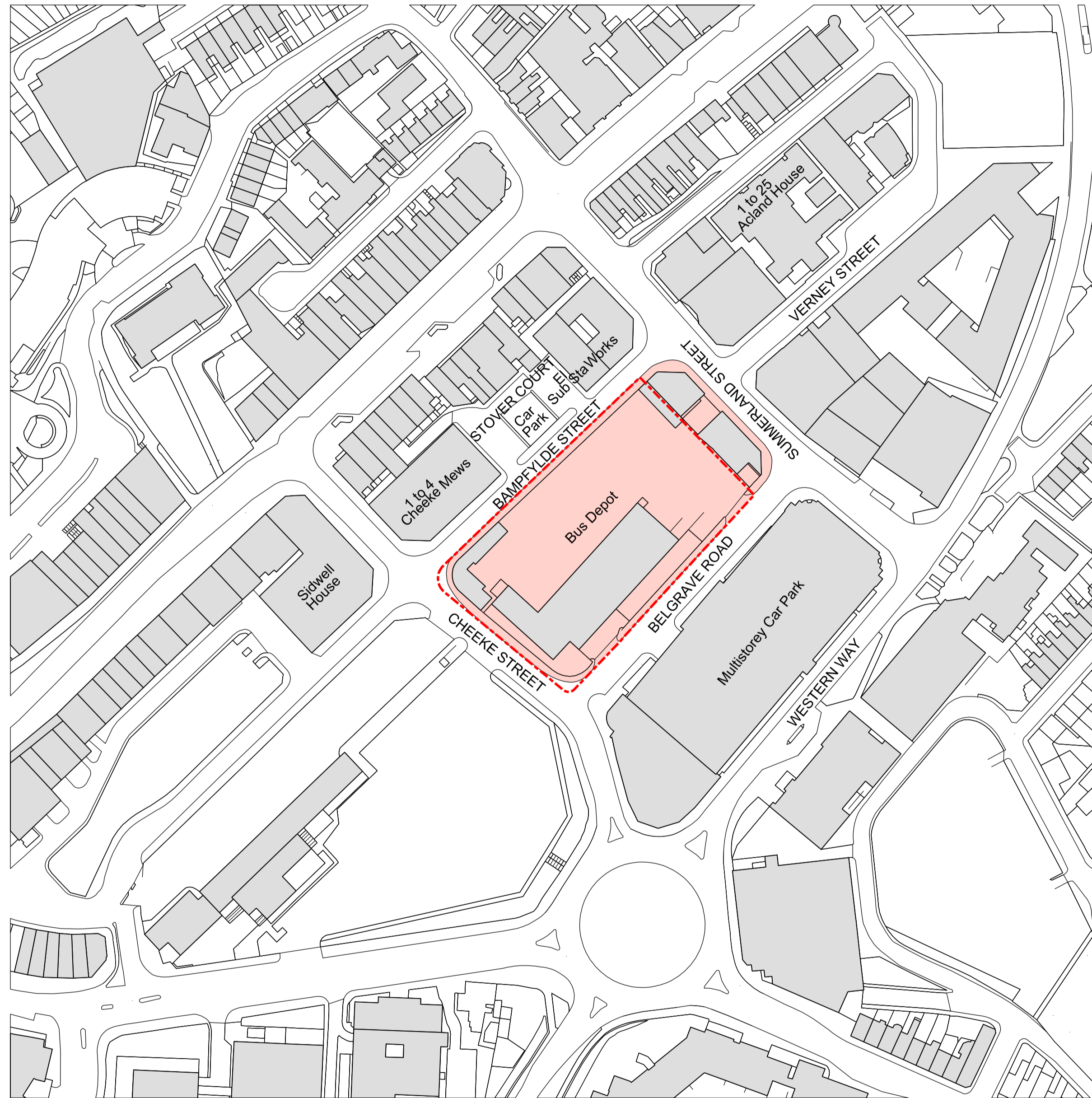
Reason: To ensure the satisfactory drainage of the development.

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

- General Notes
1. Dimensions are in millimetres unless stated otherwise.
 2. Levels are in metres AOD unless stated otherwise.
 3. Dimensions govern. Do not scale off drawing.
 4. All dimensions to be verified on site before proceeding.
 5. All discrepancies to be notified in writing to Make Limited.

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Rev	Date	Reason For Issue	Chk

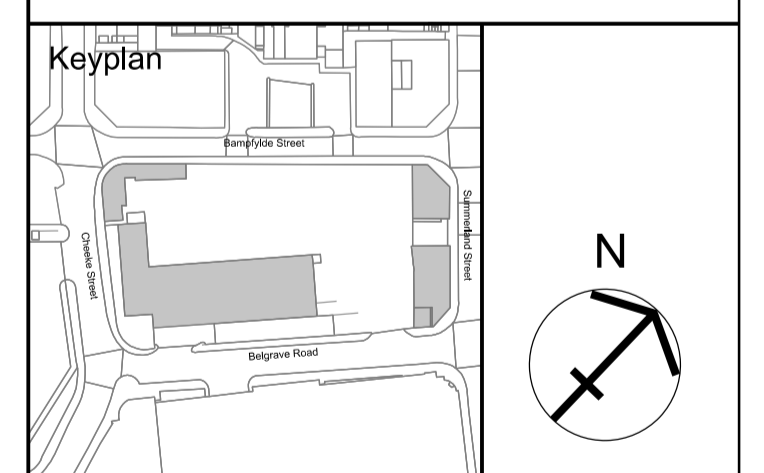
FOR PLANNING

DRAWING STATUS

make

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Client
**Graduation
(Exeter) Limited**

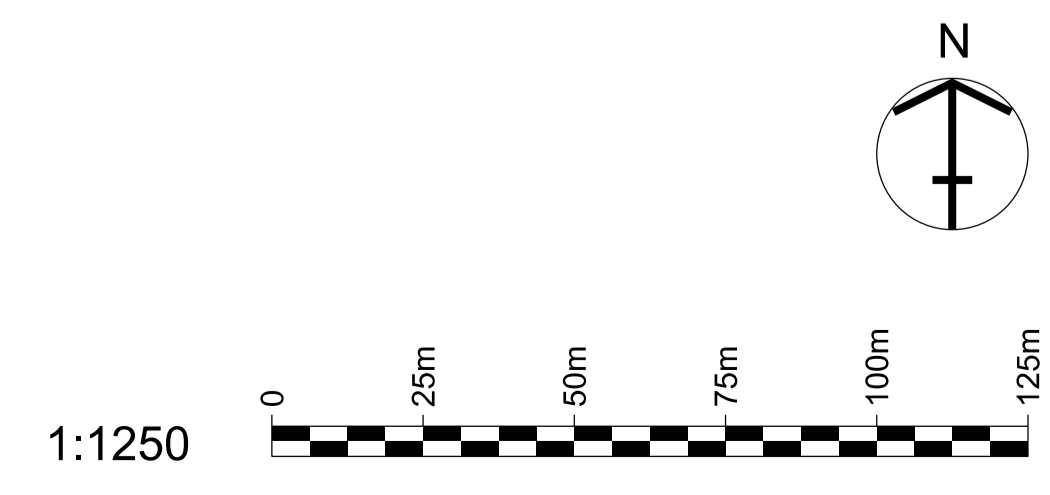


Project
**Land between Belgrave Road
and Bampfylde Street, Exeter**

Drawing Title
Location Plan

Scale	Paper Size	Date
1:1250	@A1	31.03.16

Project No.	Draw No.	Rev No.
1134	AP010	00



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ITEM NO. 6

COMMITTEE DATE: 05/09/2016

APPLICATION NO: 16/0949/03 **FULL PLANNING PERMISSION**
APPLICANT: Sterling Globus Ltd
Sterling Globus Ltd
PROPOSAL: Part demolition (rear wing only), alteration and extension of existing building for use as 81 bedroom student housing accommodation (sui generis) with associated external cycle store and landscaping works.
LOCATION: 79 Heavitree Road, Exeter, EX1 2HZ
REGISTRATION DATE: 01/08/2016
EXPIRY DATE: 31/10/2016

HISTORY OF SITE

None.

DESCRIPTION OF SITE/PROPOSAL

The application site (0.25ha) is located on Heavitree Road, adjacent to the Waitrose Supermarket on the North and West and a large building (No. 81) to the East. It also lies within the Mont Le Grand Conservation Area and is adjacent to the Grade II Listed Almshouses on Grendon Road. The building is identified within the Conservation

The building was historically part of the hospital site that was subdivided when Waitrose was developed. It was originally used as a children's home but more latterly has been used by the NHS for Occupational Health uses. It is in very close proximity to the University of Exeter St Lukes Campus and is within 15 minutes' walk of the city centre, bus station and is on main bus routes in and out of the city.

The application proposes to create Purpose Built Student Accommodation. In order to achieve this, it is proposed to demolish the rear wing of the existing building only, retaining the existing frontage building as is with minor elevational changes and to build an extension constructed of red brick to the rear. The main landscaped frontage would be retained to Heavitree Road and smaller private amenity space accessible only to the students provided to the rear. The scheme proposes 81 units of student housing development with communal common room, laundry facilities, kitchens and a management office. The accommodation comprises:

- 66 cluster units (en-suite but no kitchen facilities)
- 15 studio apartments (en-suite and kitchen facilities)

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The following reports have been submitted as supporting information with the application:

Planning & Heritage Statement, Design & Access/Transport Statement; Environmental Noise Survey & Noise Impact Assessment Report; Preliminary Ecological Appraisal; Air Quality Screening Report and Pre-planning Arboricultural Report.

REPRESENTATIONS

Two letters of objection have been received concerned with the following points:

- Loss of amenity value and overlooking of the rear garden at 81 Heavitree Road

- Overdevelopment of the site and increased movements to and from the property impacting the amenity value of 81 Heavitree Road
- Addition of further student accommodation instead of residential accommodation
- Loss of existing large rooms for community projects

CONSULTATIONS

The Design Review Panel:

The application was presented before the final design evolved. The comments were as follows:

- Generally the Panel is supportive of the proposals presented.
- The Panel considers that the current proposals presented at the DR session represent an improvement on the previous version. Generally supportive of the approach to the juxtaposition between the existing building and the proposed. The proposals may benefit from exploration of alternative design options.
- Supportive of the desire to regularised the shape of the rear boundary of the site.
- Some concern regarding the top storey when viewed from the north western approach is out of keeping with the existing building and is overly dominant. Supportive of the proposals when viewed directly from the rear. New build element can be and should be contemporary in its proposed form. Not supportive of the faux/pastiche extension indicated. Would benefit from a break/gap between the old and the new when viewed on approach from the west.
- Supportive of the proposal to reduce the parking, drop off & delivery hard standing area and to relocate this to the side of the building. Supportive of the provision of a large south facing lawn area to the front of the building. Main entrance should be provided through the existing building entrance on the front elevation. Provision of a low level planted evergreen hedge along the front street boundary would be welcomed. Additional secure amenity space at the rear of the building is supported.
- Consideration should be given to what makes the proposals uniquely identifiable as Exeter.

Environmental Health:

The air quality assessment submitted with the application concludes that no mitigation measures are required. Conclusion is accepted.

Additional information required on what mechanical building services plant will be installed and where it will be located - *this information has been requested and an update will be provided at the Committee meeting.*

Subject to the above, approval is recommended subject to the following conditions:

Submission of a Construction Environmental Management Plan;

Noise;

Mechanical plant noise (if required).

South West Water:

No objection

DCC Highways:

Awaiting comments.

Devon & Cornwall Police:

The southerly elevation is very open and permeable. It is crucial to have the southerly elevation more managed and form defensible private space through a combination of decorative measures/defensive planting to create a managed private space. This will avoid sneak/walk in thefts and suspicious activity.

Recycling Officer:

Provision for a bin store has been made, they will need 5 x 1100 refuse bins and 8 x 1100 recycling bins so the size of the bin store needs to be checked to ensure it can house this number of bins.

PLANNING POLICIES/POLICY GUIDANCE**Central Government Guidance**

National Planning Policy Framework 2012:

4. Promoting Sustainable Transport
7. Requiring good design
8. Promoting healthy communities
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Exeter Local Development Framework Core Strategy

CP2 – Retention of Employment Land or Premises

CP5 – Student Accommodation

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

C1 – Conservation Areas

C2 - Listed Buildings

C5 - Archaeology

H1 – Housing land search sequence

H2 – Location Priorities

H5 – Diversity of Housing

Relevant text – Student housing will be permitted provided that:

- a) *The scale and intensity of use will not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on-street parking problems;*
- b) *The proposal will not create an overconcentration of the use in any one area of the city which would change the character of the neighbourhood or create an imbalance in the local community;*
- d) *Student accommodation is located so as to limit the need to travel to the campus by car.*

T1 – Hierarchy of modes of transport

T2 – Accessibility criteria

T3 – Encouraging use of sustainable modes of transport

EN2 – Contaminated land

DG1 - Objectives of Urban Design

DG2 – Energy conservation

DG7 – Crime prevention and safety

Exeter Development Delivery Document – Publication Version 2015

DD1 – Sustainable Development

DD7 – Allocated Housing Sites

DD12 – Purpose Built Student Accommodation

This policy seeks to protect residential amenity and to ensure that purpose built student accommodation is fit for purpose;

Purpose built student accommodation will be permitted provided the proposal:

- a) *Respects, and contributes positively towards, the character and appearance of the area;*
- b) *Does not result in unacceptable harm to the amenity of the neighbouring residents;*
- c) *Provides sufficient internal and external space for future occupiers;*
- d) *Makes appropriate provision for refuse storage, operational and disabled persons parking, servicing and cycle parking;*
- e) *Reduces the need to travel and would not cause unacceptable transport impacts; and,*
- f) *Is accompanied by a suitable Management Plan secured by planning obligation to demonstrate how the property will be managed in the long term.*

DD13 – Residential Amenity
 DD20 – Sustainable Movement
 DD21 - Parking
 DD25 - Design Principles
 DD26 - Designing out Crime
 DD28 - Heritage Assets

Exeter City Council Supplementary Planning Documents

Sustainable Transport SPD March 2013
 Development Related to the University June 2007
 Archaeology & Development SPG 2004

OBSERVATIONS

Student Use

The principle of student accommodation in this location is supported by the Core Strategy and the emerging Development Delivery Development Plan Document. Policy CP5 of the Core Strategy states that purpose built student accommodation should be provided to meet housing need. Paragraph 6.28 states that '75% or more of additional student numbers should be accommodated in purpose built student housing. New purpose built student housing should be located on, or close to, the University campuses, at sustainable locations at or near to major transport routes, or in the City Centre'.

It is considered that the application site meets these locational criteria, being almost immediately opposite the St Lukes Campus and in walking, cycling or bus distance to the other campus sites across the City. Although planning permission for other PBSA schemes have been granted recently, it is still considered likely that some of the future increase in student numbers would be housed in further shared student houses unless more PBSA is delivered.

Design Principles

There has been considerable pre-application discussion and a collaborative approach to the overall design of this site between the developer/agent and the Local Authority. An initial scheme was submitted which overwhelmed the existing building through its size and design. Further development and a presentation to the South West Design Review Panel led to a revised design which was contemporary and created a strong feature to the rear of the building but with a recognition of the separation between old and new. Following this, the proposals were also presented to the Planning Member Working Group on 19 July 2016 where it was generally well received. Advice coming from the Group included that if possible, a hydraulic lift is better than an electric lift; it was considered that the project should not make a big difference in terms of footfall in the area as it is a relatively small project and is

located in a good area for students because of the proximity to the St Lukes Campus, the University bus route and the bus routes in general.

The principle of the redevelopment of the rear of the site is considered to be acceptable. In the site's history, there have previously been buildings located to the rear, which were removed as part of the redevelopment of the site for Waitrose and the associated car park.

The final proposed scheme seeks to remove the existing rear wing and replace with a varied height extension. To the west end of the existing building, which is most visible from Heavitree Road, a two storey section is proposed (G + 1 floor - 7.5m), to create a common room at ground floor with kitchen/dining room above. This is connected to the original building by a glazed link to create the important separation between the old building and the new extension. To the central section of the site, the extension would be 5 storeys (B + G + 3 floors - 15.1m). The basement section replaces the existing basement area and provides a laundry area, eight cluster rooms and a kitchen/diner. The area outside this area would be dug out to create a light well for this accommodation. The top floor would be clad with zinc with glazing to the rooms. The addition of the zinc roof further reduces the visual appearance of the new extension by helping to reduce the overall mass of the building. This central section would also house the lift core, stairs and disabled refuge areas. The lifts provide disabled access to all floors. To the east end of the building the extension would be 3 storeys in height (G + 2 floors - 10.7m), the end of which glazed as it is a further staircase to the second floor. The glazing reduces the impact of the new build at this end by reducing the visual massing of the building. It is not easy however, to see this end of the building except glimpses from Grendon Road.

The extension is proposed to be constructed of brick to match the existing building. Rather than trying to create a pastiche copy of the building, the fenestration is proposed to be contemporary, large panels. The elevations also show a louvre placed over part of the window, this is to allow the windows to be opened internally but without requiring window opening restrictors.

The frontage of the building is left intact with only minimal alterations. Four windows would be realigned so that they sit in line with the rest of the windows, where they are currently at varying heights which do not work with the design moving forward. This alteration is minor and serves to balance out the front elevation. An existing door at the east end of the façade at ground level will also be converted back to a window. All existing wooden sashes to the front elevation are to be retained.

The overall setting of the building has been well preserved through the design by only extending to the rear of the building and maintaining vehicle access to the western end. This is key as this building and its context is recognised in the Conservation Area Appraisal and the Conservation Area was extended to incorporate this building in 2009. The rear extension will be taller than the main roof line of the existing building by between 2.4m and 3.2m, but remain lower than the tallest part of the existing roof level. The increased height is considered to be acceptable as the extension is set back behind the existing building and will only mainly be visible when approaching the building from the city centre. The depth of the extension will still allow views through to the upper half of the Listed Almshouses on Grendon Road, which were previously completely obscured before older hospital buildings were demolished to allow the construction of Waitrose.

The front garden area is proposed to be further improved through formal landscaping to highlight the main entrance to the building, which will enhance the building's setting at the edge of the Conservation Area. Disabled Access will be secured

through a ramp to the main entrance. To the rear of the building, two small and secure communal gardens will be provided for student use only. These form a buffer between the building and the Waitrose car park behind.

An external bin store is proposed to the western edge of the site, behind the delivery parking area with easy access for collection without the bins having to be placed on the street. The comments from the Recycling Officer were discussed with the Applicant and it has been confirmed that the bin store has been sized to accommodate bins with a weekly (commercial) collection as is common practice amongst student accommodation providers. The commitment to arrange a minimum of weekly collection in the management strategy has been noted.

Relevant Planning History

The building has been standing empty for some time now with a new owner being sought. No other planning applications have been received. Policy CP2 seeks to retain employment but this site lies outside of these specific areas and it is considered that the loss of these offices will cause no harm to employment opportunities.

Impact of Residential Amenities

The application site does lie immediately adjacent and opposite to residential dwellings. However, the plans and additional information provided indicate that an on-site management presence would be available at all times, which given the size of the proposed development is to be expected. A Student Management Plan would be required as part of the Section 106 Agreement if planning permission is granted, to control such things as safety and security matters, arrivals/departments arrangements and type of on site management presence, as well as providing local residents with contact details for potential student disturbance issue if they were to arise. It is therefore considered that the site does provide a suitable location for student accommodation in terms of its impact on residential amenity.

Highways

The site is within a 15 minute walk of the centre of the City and the Bus Station, well connected by footpaths and a number of bus services passing the site both in and out of the city. There is no parking provision proposed on site other than 2 disabled places and 2 delivery bays and students will be excluded from joining the residential permit scheme. Cycle parking (50 no. spaces) is proposed to be provided in secure buildings to the side of the building.

The existing vehicular/pedestrian entrance off Heavitree Road would be re-utilised to access the parking/delivery spaces and the main entrance of the building with limited incursion into the front landscaping area.

Flood Risk/Drainage

The site is within a Flood Risk Zone 1, at low risk of flooding. South West Water has confirmed that storm water run-off from the development can continue to discharge into the public surface water sewer beneath Heavitree Road. SWW has also confirmed that the existing sewerage network has capacity to accommodate foul flows from the proposed development.

Landscaping

There is currently a large area of landscaping to the front of the site but it is mainly grass with a few trees. The trees are all protected by a group TPO but one of the cypresses on the boundary adjacent to No. 81 is in poor condition. This is backed up by the Arboricultural Report which confirms it is dying and should be removed. The

proposal is to improve the landscaping to the front, creating a formal garden area, with private and secure amenity spaces for students to enjoy to the rear of the property. Additional planting would be undertaken to include native hedge, trees and shrubs with a variety of flowering plants.

The comments from the Devon & Cornwall Police are noted and the landscaping plan identifies that there will be a planted border along the southern edge of the site, adjacent to the footpath where trees and bushes will be located, providing a soft buffer, but also reducing the ability to gain access directly over the boundary wall.

Ecology

A report has been undertaken to investigate bats, breeding birds, great crested newts and reptiles. The report confirms that there are low numbers of common and self-seeded plants across the site. This landscaping will be upgraded as part of the landscaping works.

There is a breeding colony of house sparrows in the existing swift boxes on the building and it is important to ensure that swift boxes are placed as part of the new building. There is negligible potential to support roosting bats. There was no evidence of newts or slow worms.

The invasive butterfly bush is present and it is recommended to remove this in its entirety.

Section 106

A Management Plan for the day to day operation of the Student Accommodation is required to be implemented by way of a legal agreement. There is also a requirement for CIL contributions amounting to £65,561.00. New Homes Bonus will be payable to the Council on new homes appearing on the Valuation Office list. On the basis the 15 studios are Band A (£767.64 each, total £11,514.60) and the 10 cluster flats Band C (£1023.52 each, total £10,235.20) the Council will receive a total of £21,749.80 if the award continues to be paid for six years.

Summary

The principle of student use in this location is appropriate. The overall height, scale, massing and design approach is considered to be acceptable. In particular it is considered that the proposed buildings will provide a positive contribution to the townscape, this part of the Conservation Area and the street scene. The importance of this site in the context of its setting is recognised and it has been paramount therefore to develop a respectful design, which relates to the existing building without overwhelming it and which takes into account the setting of the listed buildings to the rear of the site but which also allows the buildings to be reflective of the current architectural period. The application is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to the completion of a Section 106 Agreement for the Operational Management Procedures, the CIL provision and the following conditions:

- 1) UN7 - Unique Condition 7
- 2) C05 - Time Limit - Commencement
- 3) C15 - Compliance with Drawings

- 4) The development hereby approved shall be constructed with centralised space heating and hot water systems that have been designed and constructed to be compatible with a low temperature hot water District Heating Network in accordance with the CIBSE guidance "Heat Networks: Code of Practice for the UK". The layout of the plant room, showing provision for heat exchangers and for connection to a District Heating Network in the Highway shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site unless otherwise agreed in writing.
Reason: In accordance with the requirements of policy CP13 of the Exeter Core Strategy 2012 and in the interests of sustainable development.
- 5) The materials it is intended to use externally in the construction of the development shall be in accordance with details submitted to the Local Planning Authority on 1 August 2016 unless otherwise agreed in writing.
Reason: To ensure that the materials conform with the visual amenity requirements of the area.
- 6) No part of the development hereby approved shall be brought into its intended use until secure cycle 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 provide for sustainable transport and ensure that adequate facilities are available for the traffic attracted to the site.
- 7) Travel Plan measures including the provision of sustainable transport welcome packs and details of the arrangements of how student pick up/drop off will be managed, shall be provided in accordance with details agreed in writing by the Local Planning Authority and Local Highway Authority in advance of occupation of the development.
Reason: To promote the use of sustainable transport modes and in the interest of highway safety, in accordance with paragraphs 32 and 36 of the NPPF.
- 8) No development shall take place until a Construction and Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Notwithstanding the details and wording of the CEMP the following restrictions shall be adhered to:
- a) There shall be no burning on site during demolition, construction or site preparation works;
 - b) Unless otherwise agreed in writing, no construction or demolition works shall be carried out, or deliveries received, outside of the following hours: 0800 to 1800 hours Monday to Friday, 0800 to 1300 on Saturdays, and not at all on Sundays and Public Holidays;
 - c) Dust suppression measures shall be employed as required during construction in order to prevent off-site dust nuisance;
 - d) Details of access arrangements and timings and management of arrivals and departures of vehicles.
- The approved CEMP shall be adhered to throughout the construction period.
Reason: In the interests of the occupants of nearby buildings.
- 9) In the event of failure of any trees planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these

respects and in the interests of amenity.

- 10) Prior to occupation of the development hereby approved details of provision for nesting birds and swifts shall be submitted to and approved in writing by the Local Planning Authority in consultation with the RSPB. Upon written approval of the details, the scheme shall be fully implemented as part of the development and retained thereafter.

Reason: In the interests of preservation and enhancement of biodiversity in the locality.

- 11) C57 - Archaeological Recording.

- 12) The buildings hereby approved shall achieve a BREEAM 'good' standard as a minimum, and shall achieve 'zero carbon' if commenced on or after 1 January 2019. Prior to commencement of such a building the developer shall submit to the Local Planning Authority a BREEAM design stage assessment report, 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. A post completion BREEAM report shall be submitted to the Local Planning Authority within three months of the substantial completion of any such building hereby approved. The required BREEAM assessments shall be prepared, and any proposed design changes approved prior to commencement of the development, by a licensed BREEAM assessor.

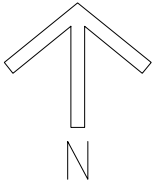
Reason: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.

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

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Scale 1:1250



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SE1 4YH

020 3595 3540

info@prc-group.com
www.prc-group.com

Client: Stirling Globus Limited
Project: Heavitree Road, Exeter
Drawing Title: Site Location Plan

Scale @ A4: 1:1250	Checked by:	Date: JULY 2016
Job No: 10498	Stage: PL	Drawing No: 01
		Rev: *

Construction	<input type="checkbox"/>	Preliminary	<input type="checkbox"/>	Information	<input checked="" type="checkbox"/>
Approval	<input type="checkbox"/>	Tender	<input type="checkbox"/>		



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Agenda Item 8

ITEM NO.8

COMMITTEE DATE: 05/09/2016

APPLICATION NO: 16/0835/03 FULL PLANNING PERMISSION
APPLICANT: Mr White
PROPOSAL: Erection of new palisade fence
LOCATION: 43 St. Davids Hill, Exeter, EX4 4DJ
REGISTRATION DATE: 04/07/2016
EXPIRY DATE: 29/08/2016

HISTORY OF SITE

94/0456/03 -	Alteration and single-storey rear extension to form new veterinary theatre and office accommodation	PER	16/08/1994
94/0458/14 -	Demolition of part of building	PER	16/08/1994
03/1912/06 -	The felling of one tree and the pruning of one tree.	PER	23/01/2004
	Tree No. Species Works		
	1 Cedar Fell		
	2 Lime Remove basal suckers		
05/1786/03 -	Redevelopment to create 21 self-contained flats in three storey building and associated works	REF	24/01/2006
05/1807/14 -	Demolition of building	REF	24/01/2006
80/1518/05 -	Name plate to front wall	PER	06/03/1981
06/1054/03 -	Change of use from veterinary surgery (Class D1) to dwelling (Class C3) on ground and first floor, alterations to windows on rear elevation, and creation of two flats (Class C3).	PER	19/07/2006
15/0688/06 -	T1 - Cedar Of Lebanon - Pollarding and re-shaping	PER	20/07/2015
15/0834/06 -	T1 - Lime - Fell	PER	02/09/2015

DESCRIPTION OF SITE/PROPOSAL

An overgrown plot of land on a hillside behind and between properties fronting St. Davids Hill to the north east and Bonhay Road to the south west. A public footpath known as Peep Lane runs along the north west boundary of the site. The land slopes downhill from north east to south west.

The application seeks permission for the installation of a boundary fence along the north west boundary with the footpath for around 35 metres. The fence would stand at 2.4 metres in height, stepping up to 3 metres height for around the first five metres from the eastern end. It would be constructed from metal in a palisade style and coated in a dark green plastic.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

No additional information has been received.

REPRESENTATIONS

There have been no third party representations received.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
National Planning Policy Framework

Exeter Local Plan First Review 1995-2011

AP1 - Design and Location of Development

C1 - Conservation Areas

OBSERVATIONS

The primary considerations in this case are the visual impact of the proposed fence on the site and the surrounding conservation area; and the impacts on the amenities of nearby residents and users of Peep Lane. It should also be noted that permission would not be required for a fence up to 2 metres in height, which can be considered a fall back position for the applicants. However in this case the applicants felt it necessary to install a fence to a greater height for added security as there have been issues in the past with trespass and anti-social behaviour on the land.

In terms of the visual impact, the proposed fence would be in a palisade style comprising a series of vertical pales with horizontal rails at the top and bottom. The fence would be coated with a dark green plasticised paint and the post-and-rail type construction would allow light to pass through. The fence is a high security type similar to fencing used in commercial sites such as the railway. Although this style of boundary treatment is not what would typically be expected within a Conservation Area, it is considered that there is a justification in this case due to the issues of trespassing and anti-social behaviour mentioned above. In addition, the proposed fence would replace an existing modern chain link fence which has fallen into a state of dilapidation and disrepair, and has been breached in places by trespassers seeking to enter the site.

In the context of the existing arrangement it is considered that the proposed fence would have a modern yet sympathetic appearance which would tidy up the general appearance of the site and the surrounding lane. Peep Lane is bordered on both sides for most of its length by very tall stone walls over five metres in height. It is considered that the proposed fence would allow more light into the lane which would improve the amenity of the lane for users and nearby residents.

There have been no objections to the proposed development, which is considered to preserve the character and appearance of the Conservation Area, and the proposal is therefore considered acceptable.

RECOMMENDATION

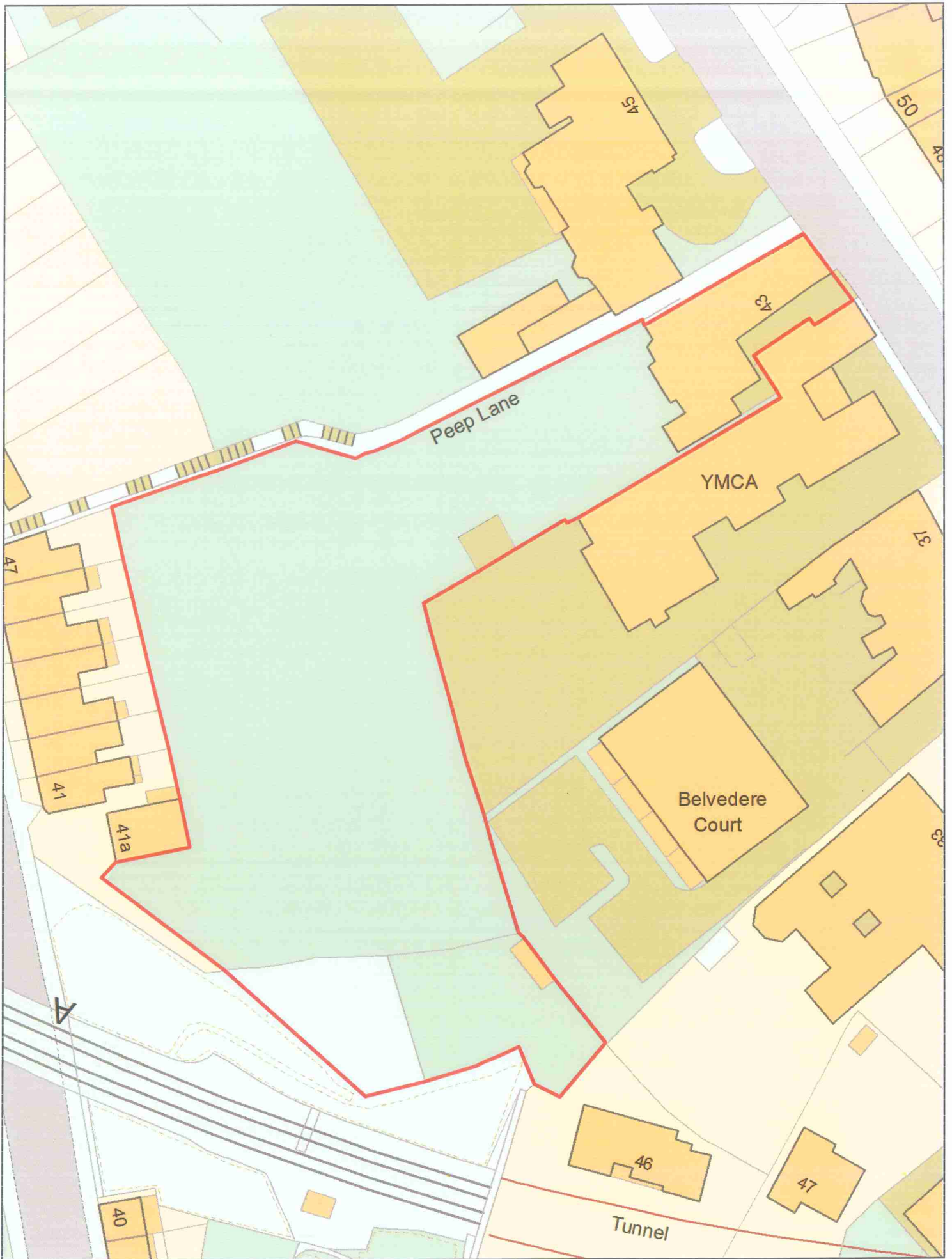
APPROVE subject to the following conditions:

- 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 04 July 2016 (*dwg. no(s). Location Plan, Site Plan*), and the *sample fence panel received 24 August 2016*, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.

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



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REPORT TO: PLANNING COMMITTEE
Date of Meeting: 5 September 2016
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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Application Number: 16/0746/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/08/2016 DEL
Location: 129 Cowick Lane, Exeter, EX2 9HF
Proposal: Variation of condition 2 of planning application ref: 15/1057/03 to amend the approved drawings

Application Number: 16/0826/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/08/2016 DEL
Location: Double Locks Hotel, Canal Banks, Exeter, EX2 6LT
Proposal: New Pumping Station and proposed new balustrade to decking

Application Number: 16/0827/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/08/2016 DEL
Location: Double Locks Hotel, Canal Banks, Exeter, EX2 6LT
Proposal: New Pumping Station and proposed glazed balustrade to decking

Application Number: 16/0621/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/08/2016 DEL
Location: Part of 12, Trusham Road, Marsh Barton Trading Estate, Exeter, EX2
Proposal: Change of use of the existing B8 unit to Class A1 bakery with associated signage and elevational changes.

Application Number: 16/0622/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/08/2016 DEL
Location: Part of 12, Trusham Road, Marsh Barton Trading Estate, Exeter, EX2
Proposal: Three internally illuminated fascia signs

Application Number: 16/0824/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/08/2016 DEL
Location: SMC EXETER SEAT, HENNOCK ROAD NORTH, DEVON, EXETER, EX2 8NJ
Proposal: Advertisement consent for 2 fascia signs and 7 other signs

Application Number: 16/0847/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/08/2016 DEL
Location: J Sainsbury Plc, Alphington Cross Store, Alphington Road, Exeter, EX2 8NH
Proposal: G1 Various Pollard to 2m

Application Number: 16/0751/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/07/2016 DEL
Location: Ridgeway House, Little Johns Cross Hill, Exeter, EX2 9PJ
Proposal: Conservatory

Application Number: 16/0750/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/07/2016 DEL
Location: Westover, Little Johns Cross Hill, Exeter, EX2 9PJ
Proposal: T1-2 Oak Reduce limbs by up to 6m
T3 Beech Crown reduce by 1m

Application Number: 16/0804/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/07/2016 DEL
Location: Little Johns Lodge, Dunsford Road, Exeter, EX2 9PW
Proposal: Removal of lower limb touching garage and removal of dead wood within tree

COWICK

Application Number: 16/0731/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/07/2016 DEL
Location: Pumping Station Site, Dunsford Road, Exeter, EX2
Proposal: Variation of Condition 2 of scheme granted planning permission on 20 April 2015 (Ref. 15/0223/03) including alterations to curtilage and position of dwelling and revisions to windows

Application Number: 15/0713/03 **Delegation Briefing:** 15/09/2015 0
Decision Type Refuse Planning Permission **Decision Date:** 28/07/2016 DEL
Location: 6 Bowhay Lane, Exeter, EX4 1NZ
Proposal: Construction of a detached dwelling in the garden of 6 Bowhay Lane, Exeter.

DURYARD

Application Number: 16/0599/05 **Delegation Briefing:** 14/07/2016 0
Decision Type Permitted **Decision Date:** 28/07/2016 DEL
Location: Thomas Hall, Cowley Bridge Road, Exeter, EX4 5AD
Proposal: Entrance sign

DURYARD & ST JAME

Application Number: 16/0671/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/07/2016 DEL
Location: The Black Horse, 25-27 Longbrook Street, Exeter, EX4 6AB
Proposal: Installation of external bar

Application Number: 16/0808/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/07/2016
Location: 41 Union Road, Exeter, EX4 6HU
Proposal: Single storey rear extension.

Application Number: 16/0679/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/08/2016 DEL
Location: 18 Thornton Hill, Exeter, EX4 4NS
Proposal: Single storey rear extension.

Application Number: 16/0857/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/08/2016 DEL
Location: 44 Velwell Road, Exeter, EX4 4LD
Proposal: Detached double garage

Application Number: 16/0895/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/08/2016 DEL
Location: The Black Horse, 25-27 Longbrook Street, Exeter, EX4 6AB
Proposal: New fascia detail to front elevation

Application Number: 16/0773/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/08/2016
Location: Northcote House, The Queens Drive, Exeter, EX4 4QJ
Proposal: Replacement windows

Application Number: 16/0759/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 31 Argyll Road, Exeter, EX4 4RX
Proposal: Conservatory to rear of dwelling

EXWICK

Application Number: 16/0752/03 **Delegation Briefing:** 16/08/2016 0
Decision Type Permitted **Decision Date:** 16/08/2016 DEL
Location: 7 Charnley Avenue, Exeter, EX4 1RD
Proposal: Render external walls of dwelling

Application Number: 16/0833/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/08/2016 DEL
Location: 5 Lichfield Road, Exeter, EX4 2EU
Proposal: Single storey side extension

Application Number: 16/0950/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/08/2016 DEL
Location: 3 Ullswater Court, Lakelands Drive, Exeter, EX4 2QB
Proposal: T1 London Plane Re-pollard by 3m

Application Number: 16/0794/03 **Delegation Briefing:** 16/08/2016 0
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: 47 Winchester Avenue, Exeter, EX4 2DL
Proposal: Creation of a new detached dwelling.

Application Number: 16/0708/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 25/07/2016 DEL
Location: 14 Norwich Road, Exeter, EX4 2DN
Proposal: Two storey side extension

HEAVITREE

Application Number: 16/0917/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 26/07/2016 DEL
Location: Mowbray Court, Butts Road, Heavitree, Exeter, EX2
Proposal: T1 Sycamore Fell
T2 Ash Remove branch over parking bays
T3 Lawson Cypress Remove stem over Butts Road
G4 Sycamore & Bay Reduce overhanging branches

Application Number: 16/0700/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/08/2016
Location: Heavitree Health Centre, South Lawn Terrace, Exeter, EX1 2RX
Proposal: 2 x post mounted signs (non-illuminated); 1 x wall mounted sign (non illuminated); 2 x illuminated fascia signs.

Application Number: 16/0771/03 **Delegation Briefing:** 19/07/2016 0
Decision Type Permitted **Decision Date:** 04/08/2016 DEL
Location: Wingfield Park, East Wonford Hill, Exeter, EX1 3BS
Proposal: Permanent change of condition no. 5 to be extended for pitch use until 10.00pm Monday to Sunday and change of condition no. 6 to be extended for floodlights to be turned off by 10.15pm Monday to Sunday.

Application Number: 16/0659/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/07/2016 DEL
Location: 25 South Lawn Terrace, Exeter, EX1 2SW
Proposal: Loft conversion with rear pitched roof dormer.

Application Number: 16/1002/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/08/2016 DEL
Location: 9 Regents Park, Exeter, EX1 2NT
Proposal: T1 Holm Oak Reduce east facing limb
T2 Ash Reduce by 40% and reshape
T3 Turkey Oak Crown lift by 1m over garden

Application Number: 16/0820/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 16/08/2016 DEL
Location: 3a St. Loyes Road, Exeter, EX2 5HA
Proposal: Cherry Plum - remove
Group of Leylandi - reduce in height and trim side

MINCINGLAKE

Application Number: 16/0754/03 **Delegation Briefing:** 07/07/2016 0
Decision Type Permitted **Decision Date:** 28/07/2016 DEL
Location: 2 Mile Lane, Exeter, EX4 9AA
Proposal: Proposed single storey rear and side extension and installation of velux rooflights to front and rear roof elevations.

MINCINGLAKE & WHII

Application Number: 16/0656/03 **Delegation Briefing:** 05/07/2016 0
Decision Type Refuse Planning Permission **Decision Date:** 26/07/2016 COM
Location: 39 Beacon Heath, Exeter, EX4 8NR
Proposal: Erection of conservatory to front elevation.

Application Number: 16/0734/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/08/2016 DEL
Location: 40 Iolanthe Drive, Exeter, EX4 9EA
Proposal: Dormer to front elevation

Application Number: 16/0910/03 **Delegation Briefing:** 28/07/2016 0
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 9 Woolsey Close, Exeter, EX4 8BN
Proposal: Variation of planning permission 15/0859/03 - changing roof of garage to gable.

Application Number: 16/0978/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/08/2016 DEL
Location: Cheynegate Barton, Cheynegate Lane, Exeter, EX4 9HZ
Proposal: T1-2 Oak Fell

NEWTOWN

Application Number: 16/0561/40 **Delegation Briefing:**
Decision Type Prior Approval Not Required **Decision Date:** 21/07/2016 DEL
Location: 81 Heavitree Road, Exeter, EX1 2LX
Proposal: Prior notification for change of use from office (B1a) to dwellings (C3)

Application Number: 16/0250/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 18/08/2016 DEL
Location: 25 Blackboy Road, Exeter, EX4 6ST
Proposal: Proposed demolition and reconstruction of the existing dwelling.

Application Number: 16/0992/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 16/08/2016 DEL
Location: Clifton Court, Clifton Road, Exeter, EX1
Proposal: Cut back to boundary branches on sycamore overhanging No. 41 Clifton Hill

Application Number: 16/0076/03 **Delegation Briefing:** 03/05/2016 0
Decision Type Refuse Planning Permission **Decision Date:** 12/08/2016 COM
Location: The Plot of Land between Dwellings 39-41 Toronto Road, Exeter, EX4 6LF
Proposal: Demolition of eleven garages to be replaced by a 2 storey development of 6 apartments

Application Number: 16/0767/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/08/2016 DEL
Location: 2 Albion Place, Exeter, EX4 6LH
Proposal: Bathroom and kitchen alterations

Application Number: 16/0755/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/08/2016 DEL
Location: 8 Albion Place, Exeter, EX4 6LH
Proposal: Internal alterations to reposition section of stud wall at first floor level and reinstate dividing wall at ground floor level

NEWTOWN & ST LEOI

Application Number: 16/0915/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/08/2016 DEL
Location: 3 Penleonard Close, Exeter, EX2 4NY
Proposal: T1 - Holm Oak - Fell

Application Number: 16/0791/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 26/07/2016 DEL
Location: 13 Kimberley Road, Exeter, EX2 4JG
Proposal: Decking to rear garden

Application Number: 16/0853/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 18 St. Leonards Road, Exeter, EX2 4LA
Proposal: Magnolia (t1)- reduce the tree all over by approximately 1.5 -2m

Application Number: 16/0745/03 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 15/08/2016 DEL
Location: 4 Archibald Road, Exeter, EX1 1SA
Proposal: Installation of front light well window

Application Number: 16/0772/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/08/2016 DEL
Location: 135 Magdalen Road, Exeter, EX2 4TN
Proposal: Change of Use from existing A3 to B1 (Office for use as Chartered Surveyors)

Application Number: 16/0776/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/08/2016 DEL
Location: 28 Barnfield Road, Exeter, EX1 1RX
Proposal: Three apartments with associated parking, balcony and garden spaces.

Application Number: 16/0683/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/07/2016 DEL
Location: 21 Matford Avenue, Exeter, EX2 4PL
Proposal: Cosmetic changes to front elevation of house including replacement of windows,
changes to projecting porch, front garden wall and layout.

PENNSYLVANIA

Application Number: 16/0739/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 26/07/2016 COM
Location: 17 Stoke Valley Road, Exeter, EX4 5EY
Proposal: Remove conservatory and replace with a two storey rear extension

Application Number: 16/0549/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/07/2016 DEL
Location: 100 Pennsylvania Road, Exeter, EX4 6DQ
Proposal: Internal alterations to create ensuite bedroom from existing bathroom

Application Number: 16/0756/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/07/2016 DEL
Location: 1 & 2 Wykes Mews and Little Wykes, Wykes Road, Exeter, EX1 2UJ
Proposal: Replacement cladding

Application Number: 16/0676/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/08/2016 DEL
Location: Stoke Woods, Land adjacent to Pennsylvania Road, Exeter, EX4
Proposal: New roadside fence, upgrading and replacing original fence which is damaged
and dilapidated

Application Number: 16/0862/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/08/2016 DEL
Location: 2 Monks Road, Exeter, EX4 7AY
Proposal: Variation of Condition 2 of planning permission Ref. 08/0476/03 granted 22
August 2008, relating to the conversion of the ground floor to 2 flats, to reduce
number of on-site car parking spaces from 2 to 1

Application Number: 16/0812/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 10/08/2016 DEL
Location: 17 Jubilee Road, Exeter, EX1 2HX
Proposal: Rear Dormer Extension

PINHOE

Application Number: 16/0692/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 11/08/2016 DEL
Location: 452 Pinhoe Road, Exeter, EX4 8HN
Proposal: Change of Use from B1 to D2 (assembly and leisure) for 452 Pinhoe Road in Exeter.

Application Number: 16/0850/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/08/2016 DEL
Location: 3 Steps Close, Exeter, EX1 3QH
Proposal: Two storey side extension

Application Number: 16/0960/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/08/2016 DEL
Location: Land rear of 41, Station Road, Pinhoe, Exeter, EX1 3SD
Proposal: Reduction in bathroom windows, removal of one rooflight and addition of kitchen window

Application Number: 16/0815/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/08/2016
Location: Flat 1, 10 Priestley Avenue, Exeter, EX4 8DG
Proposal: Dining room extension to extend living space of small ground floor flat

Application Number: 16/0022/03 **Delegation Briefing:** 24/05/2016 0
Decision Type Permitted **Decision Date:** 15/07/2016 DEL
Location: 58 Main Road, Pinhoe, Exeter, EX4 9EY
Proposal: Change of use to bar and restaurant and new canopy to front entrance

Application Number: 14/0797/01 **Delegation Briefing:** 29/04/2014 0
Decision Type Withdrawn by Applicant **Decision Date:** 22/07/2016
Location: Higher Furlong, Hollow Lane, Exeter, EX1 3RW
Proposal: Six dwellings and associated works (all matters reserved for future consideration apart from access).

Application Number: 16/1039/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: 6 Tithebarn Copse, Exeter, EX1 3XP
Proposal: Prune 1 Ash Tree by 10-15%

Application Number: 16/0670/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/07/2016 DEL
Location: 42 Park Lane, Exeter, EX4 9HP
Proposal: Erection of garage.

PRIORY

Application Number: 16/0680/03 **Delegation Briefing:** 05/07/2016 0
Decision Type Permitted **Decision Date:** 15/07/2016 DEL
Location: 77 Burnthouse Lane, Exeter, EX2 6AZ
Proposal: Ground and first floor extensions to provide single self contained flat above existing shop.

Application Number: 16/0696/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 25/07/2016 DEL
Location: 2 King Henrys Road, Exeter, EX2 6AL
Proposal: Two storey side extension with loft conversion

Application Number: 16/0711/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/08/2016
Location: 35 Salters Road, Exeter, EX2 5JH
Proposal: Ground and First Floor rear extension and rendering the external of the extension and existing house

Application Number:	16/0533/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	01/08/2016	DEL
Location:	173-176 Fore Street, Exeter, EX4			
Proposal:	Replacement windows			

Application Number:	16/0686/03	Delegation Briefing:		
Decision Type	Refuse Planning Permission	Decision Date:	15/07/2016	DEL
Location:	12 Eldertree Gardens, Exeter, EX4 4DE			
Proposal:	Change of use of a four bedroom house to House in Multiple Occupation for four people (C4 use)			

Application Number:	16/0693/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	18/07/2016	DEL
Location:	7 Haven Road, Exeter, EX2 8BP			
Proposal:	Refurbishment of public house to include new internal lobby (with suspended ceiling), new timber floors, additional area of external paving and 2 new lighting columns in car park			

Application Number:	16/0694/07	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	18/07/2016	DEL
Location:	7 Haven Road, Exeter, EX2 8BP			
Proposal:	Refurbishment of public house to include new internal lobby (with suspended ceiling), new timber floors, additional area of external paving and 2 new lighting columns in car park			

Application Number:	16/0722/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	18/07/2016	DEL
Location:	15 Stepcote Hill, Exeter, EX1 1BD			
Proposal:	Conversion of existing bedsit and 3-bedroom flat into 3no self-contained flats. Installation of secondary glazing and roof repairs.			

Application Number:	16/0723/07	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	18/07/2016	DEL
Location:	15 Stepcote Hill, Exeter, EX1 1BD			
Proposal:	Conversion of existing bedsit and 3-bedroom flat into 3no self-contained flats. Installation of secondary glazing and roof repairs.			

Application Number: 16/1029/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: The Palace, Palace Gate, Exeter, EX1 1HY
Proposal: T1-T5 Cherry Fell

Application Number: 16/0706/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: Eagle Yard, Tudor Street, Exeter, EX4 3BR
Proposal: Redevelopment of site comprising partial conversion and demolition of existing buildings and erection of new buildings to provide 27 No. Student Studio apartments and amenity space.

Application Number: 16/0790/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 20/07/2016 DEL
Location: 106 Topsham Road, Exeter, EX2 4RW
Proposal: Rear dormer and roof lights to the front.

Application Number: 16/0860/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 18/07/2016 DEL
Location: 28 Feltrim Avenue, Exeter, EX2 4RP
Proposal: Hip-to-gable side extension, rear dormer and roof lights to the front.

Application Number: 16/0919/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/08/2016 DEL
Location: The Coach House, 26 Palace Gate, Exeter, EX1 1JA
Proposal: T1 Holm Oak Crown raise to allow 2.5m clearance above ground level
G1 Yews Crown raise to allow 2.5m clearance above patio

Application Number: 16/0577/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/08/2016 DEL
Location: Mosaic, Mary Arches Street, Exeter, EX4 3AZ
Proposal: Form new entrances on North East and North West elevations

ST LOYES

Application Number: 16/0483/03 **Delegation Briefing:** 27/06/2016 0
Decision Type Permitted **Decision Date:** 19/07/2016 COM
Location: 4 Garden Close, Exeter, EX2 5PA
Proposal: Demolition of existing double garage and erection of a 2 bedroom dwelling

Application Number: 16/0878/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/07/2016 DEL
Location: 57 Lewis Crescent, Exeter, EX2 7TD
Proposal: T4 Oak Prune low hanging foliage

Application Number: 16/0799/03 **Delegation Briefing:** 16/08/2016 0
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 170 Honiton Road, Exeter, EX1 3EP
Proposal: Retention of a dwelling with alterations to reduce roof line

Application Number: 16/0956/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/08/2016 DEL
Location: 15 Aspen Close, Exeter, EX2 5RZ
Proposal: T1 Apple & Hawthorn Prune by 1m

Application Number: 16/0905/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/08/2016 DEL
Location: Units 1-12, Bittern Units, Bittern Road, Sowton Industrial Estate, Exeter, EX2
Proposal: 2.4m high perimeter fence

Application Number: 16/0688/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 03/08/2016 WLU
Location: 50 Broadfields Road, Exeter, EX2 5RF
Proposal: Single-storey rear and side extensions.

Application Number: 16/0718/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/08/2016 DEL
Location: 94 Honiton Road, Exeter, EX1 3EE
Proposal: Single store front and side extensions

Application Number: 16/0594/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/08/2016 DEL
Location: Land at Rydon Lane Retail Park, Rydon Lane, Exeter, EX2
Proposal: 1 - Roof sign 2 - 3No. Fascia Signs

ST THOMAS

Application Number: 16/0717/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/08/2016
Location: St. Thomas Centre, Cowick Street, Exeter, EX4 1DG
Proposal: 3 x post mounted signs (non-illuminated)

Application Number: 16/0299/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/08/2016 DEL
Location: 31 Cowick Street, Exeter, EX4 1AL
Proposal: Variation of condition 2 of planning application ref: 14/2003/03 to allow for roof alterations to the previously approved scheme

Application Number: 16/0748/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/08/2016
Location: 177 Cowick Street, Exeter, EX4 1AA
Proposal: Security shutter to front of shop

Application Number: 16/0078/03 **Delegation Briefing:** 24/05/2016 0
Decision Type Permitted **Decision Date:** 26/07/2016 DEL
Location: Land at St Thomas Court, Cowick Street, Exeter, EX4 1AJ
Proposal: Construction of 3 storey block of 1 bed flats and undercroft parking. 6 Nos in total.

Application Number: 16/0818/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: 25 Cowick Street, Exeter, EX4 1AL
Proposal: Awning and illuminated projecting sign

Application Number: 16/1031/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: West Exe Childrens Centre, Cowick Street, Exeter, EX4 1HL
Proposal: T1 Willow Prune NW canopy by 2-2.5m

TOPSHAM

Application Number: 16/0899/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/08/2016 DEL
Location: Barn House, Exe Street, Topsham, Exeter, EX3 0JL
Proposal: T1 Holly Fell

Application Number: 16/0880/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/08/2016 DEL
Location: 28 Batavia Drive, Exeter, EX2 7AU
Proposal: Construction of a conservatory

Application Number: 16/0726/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 16/08/2016 DEL
Location: RSPB Nature Reserve, Bowling Green Road, Topsham, Exeter
Proposal: Enhancements to the existing wetland habitat.

Application Number: 16/0802/07 **Delegation Briefing:** 14/07/2016 0
Decision Type Permitted **Decision Date:** 16/08/2016
Location: 12 High Street, Topsham, Exeter, EX3 0EA
Proposal: Internal alterations at first floor, internal and external alterations to rear ground floor projection and associated works

Application Number: 16/0994/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 8 Monmouth Avenue, Topsham, Exeter, EX3 0AF
Proposal: Oak (T1) - Remove large limb to south (lowest limb). Lift crown on opposite to rebalance. Thin crown by 15%

Application Number: 16/0995/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 3 Tresillian Cottages, Topsham, Exeter, EX3 0BD
Proposal: T1 - Ornamental Cherry - Reduce overall crown by 25% and crown lift by 0.3m

Application Number: 16/0684/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/08/2016
Location: 3 Higher Shapter Street, Topsham, Exeter, EX3 0AW
Proposal: Alterations and Extension

Application Number: 16/0685/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/08/2016
Location: 3 Higher Shapter Street, Topsham, Exeter, EX3 0AW
Proposal: Alterations and Extension

Application Number: 16/0687/03 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 01/08/2016 DEL
Location: 49 High Street, Topsham, Exeter, EX3 0DY
Proposal: Replacement extraction

Application Number: 16/0559/03 **Delegation Briefing:** 05/07/2016 0
Decision Type Permitted **Decision Date:** 29/07/2016 COM
Location: Land to the south of Exeter Road (ALDI), Exeter Road, Topsham, Exeter, EX3
Proposal: Section 73 application to remove condition 14 (limitation on delivery hours) of planning permission ref 14/2083/03 granted on 30th June 2015.

Application Number: 16/0800/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/07/2016 DEL
Location: Riverside Cottage, Glasshouse Lane, Exeter, EX2 7BZ
Proposal: Two storey extension to south east elevation replacing existing conservatory

Application Number: 16/0803/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/07/2016 DEL
Location: Riverside Cottage, Glasshouse Lane, Exeter, EX2 7BZ
Proposal: Two storey extension to south east elevation replacing existing conservatory

Application Number: 16/0892/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 25/07/2016 DEL
Location: Laburnums, Bridge Hill, Topsham, Exeter, EX3 0QQ
Proposal: Alterations to roof tiles

Application Number: 16/0913/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 27/07/2016 DEL
Location: 3 Globefield, Topsham, Exeter, EX3 0EY
Proposal: Certificate of lawfulness sought for proposed single storey rear extension and rear elevation juliett balcony at first floor level.

Application Number: 16/0845/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/07/2016 DEL
Location: Land to the south of Exeter Road (ALDI), Exeter Road, Topsham, Exeter, EX3
Proposal: Amendment to approved consent comprising widened vehicular access, replacement of existing boundary wall to north of the site (Exeter Road frontage), and modified lighting column layout. (Non-Material Minor Amendment to Planning permission reference no. 14/2083/03 granted 30th June 2015).

Application Number: 16/0441/03 **Delegation Briefing:** 24/05/2016 0
Decision Type Permitted **Decision Date:** 09/08/2016
Location: Walnut Cottage, 25 White Street, Topsham, Exeter, EX3 0AE
Proposal: First floor rear extension, single-storey rear extension (to replace the existing conservatory), replacement of the side garage and a side porch.

Application Number: 16/0855/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/08/2016 DEL
Location: 11 High Street, Topsham, Exeter, EX3 0EA
Proposal: Replacement door

Application Number: 16/0741/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/08/2016 DEL
Location: Unit 10, Topsham Quay, Strand, Topsham, Exeter, EX3 0JB
Proposal: Permanent retention of use of building as 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

Application Number: 16/0689/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/08/2016
Location: 18 Victoria Road, Topsham, Exeter, EX3 0EU
Proposal: Replacement stair from ground floor to basement - New entrance porch to rear elevation - Minor internal layout amendments to basement

Application Number: 16/0690/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/08/2016
Location: 18 Victoria Road, Topsham, Exeter, EX3 0EU
Proposal: Replacement stair from ground floor to basement - New entrance porch to rear elevation - Minor internal layout amendments to basement

Application Number: 15/0436/01 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 05/08/2016 COM
Location: Land adjoining the West of England School, Topsham Road, Exeter, EX2
Proposal: Outline planning application for up to 123 houses and associated infrastructure, with all matters reserved except for access.

WHIPTON BARTON

Application Number: 16/0398/03 **Delegation Briefing:** 24/05/2016 0
Decision Type Permitted **Decision Date:** 09/08/2016 DEL
Location: 59,61,63 and 65, Whipton Barton Road, Exeter, EX1 3NE
Proposal: Demolition of existing buildings and redevelopment of site to provide 22 No 1 Bedroom Almshouse flats together with associated car parking, amenity, garden areas and associated external works.

Application Number: 16/0675/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/07/2016 DEL
Location: 23 Birchy Barton Hill, Exeter, EX1 3ET
Proposal: Reduce extension width and re-position rear doors.

Application Number: 16/0652/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/08/2016 DEL
Location: Exeter College Technology Centre, College Way, EXETER, EX1 3PZ
Proposal: Construction of a new single storey extension to the existing building with a covered walkway and adjoining separate building. New hardstanding servicing area with 12 additional car parking spaces and new pedestrian/cycle access point.

Application Number: 16/0633/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/08/2016 DEL
Location: 17 Ribston Avenue, Exeter, EX1 3QE
Proposal: Two storey side extension and ground floor extension to rear

Application Number: 16/0854/03 **Delegation Briefing:** 16/08/2016 0
Decision Type Permitted **Decision Date:** 17/08/2016 DEL
Location: 8 Emperor Way, Exeter Business Park, Exeter, EX1 3QS
Proposal: External alterations to existing building comprising the insertion of 3 first floor windows on east elevation and 2 first floor windows on north elevation, installation of 5 natural gas flues on roof and 3 multi fuel fan assisted flues on east elevation.

Total Number of Decisions Made: **147**

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: 5 September 2016

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 latest decisions received and new appeals since the last report.

2. Recommendation:

- 2.1 Members are asked to note the report.

3 Summary of Decisions received:

- 3.1 One decision has been received since the last report:

18 Sheppard Road, EX4 5DD (Application Ref 15/1408/03)

The proposal for a Conservatory to the front of the property has been allowed with conditions.

4. New Appeals:

- 4.1 One new appeal has been received since the last report:

412A Topsham Road, EX2 7AL (Application Ref 16/0270/03)

The proposal sought a roof extension, two side elevation dormers and loft conversion which would involve raising the roof ridge height.

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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