

PLANNING

Date: Monday 26 June 2017

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 Gottschalk (Chair), Lyons (Deputy Chair), Bialyk, Denham, Edwards, Foale, Harvey, Mrs Henson, Morse, Newby, Prowse, Sutton and Spackman

Agenda

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

1 Apologies

To receive apologies for absence from Committee members.

2 Declarations of Interest

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

Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

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

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

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

Public Speaking

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

- 4 **Planning Application No. 17/0006/03 - Golf Practice Ground, Land south of Newcourt Drive, Exeter**
- To consider the report of the Assistant Director City Development. (Pages 5 - 22)
- 5 **Planning Application No. 17/0504/03 and 17/0505/07 - Mortuary Buildings (East), North Grange, Clyst Heath** (Pages 23 - 32)
- 6 **List of Decisions Made and Withdrawn Applications**
- To consider the report of the Assistant Director City Development. (Pages 33 - 54)
- 7 **Appeals Report**
- To consider the report of the Assistant Director City Development. (Pages 55 - 58)
- 8 **SITE INSPECTION PARTY**
- To advise that the next Site Inspection Party will be held on Tuesday 11 July 2017 at 9.30 a.m. The Councillors attending will be Lyons, Denham and Edwards.

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 24 July 2017** at 5.30 pm in the Civic Centre.

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

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Agenda Item 4

ITEM NO. 4

COMMITTEE DATE: 26/06/2017

APPLICATION NO: 17/0006/03 FULL PLANNING PERMISSION
APPLICANT: Mr Lovell
Heritage Developments (SW) Ltd
PROPOSAL: Construction of 82 dwellings, access, estate roads,
landscaping and associated infrastructure
LOCATION: Exeter Golf and Country Club Practice Ground, Land to the
South, Newcourt Drive, EXETER
REGISTRATION DATE: 21/12/2016
EXPIRY DATE: 22/03/2017

HISTORY OF SITE

09/2081/03 -	Golf driving range, erection of single storey building, lighting and associated works.	PER	10/05/2010
07/0180/03 -	Provision of building in north east corner to provide covered golf driving range	PER	05/06/2007
05/1741/03 -	Alterations to ground to provide new golf hole	PER	12/01/2006

Other relevant off-site planning history

16/0081/03 -	Development comprising change of use to Golf Driving Range including erection of an 8 bay + 2 training bay driving range building incorporating reception and tractor store; associated flood lighting, 2m high mesh security fencing and 10m high netting; associated car parking and access. Land to the rear of Five Acres Exeter Road Topsham	PER	12/04/2016
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DESCRIPTION OF SITE/PROPOSAL

The application site comprises a parcel of land extending to approx 4.39 hectares situated between Newcourt House (Grade II listed building) and Admiral Way (the spine road linking Topsham Road and Old Rydon Lane). The site extends up between the gardens of Newcourt House and the Golf Club to link into Holland Park. The site currently comprises the practice ground to Exeter Golf & Country Club and part of the main golf course.

Full planning permission is now sought for the redevelopment of the site to provide 82 dwellings with associated vehicular access, parking provision, public open space and surface water drainage pond within the golf course. The 82 dwellings comprise the following mix of house types 23 4bed, 35 3bed, 9 2bed and 15 2bed apartments. The site will be served by two vehicular access routes leading off Old Rydon Lane, one via the existing Newcourt Drive and the other via a new section of road leading from the proposed housing up alongside the eastern boundary of the Golf Club connecting into Holland Park and thereby onto Old Rydon Lane. The scheme incorporates provision of pedestrian/cycle links constructed up to the applicant's ownership boundary with Admiral Way to facilitate future connection at some point.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by the following supporting information -

- Planning, Design and Access Statement
- Ecological Assessment

- Transport Statement
- Arboricultural Constraints Evaluation
- Archaeological Magnetometer Survey
- Flood Risk assessment and Drainage Strategy
- Drainage & SUDS Maintenance Plan
- Biodiversity Mitigation & Enhancement Plan

REPRESENTATIONS

The following representations have been received -

Objections 27 (raising the following issues)

- Loss of green space
- Too much development/population density in locality
- Contrary to Core Strategy policies CP17 & CP19
- Access through Holland Park Phase 1 should be pedestrian/cycle only
- Exacerbates traffic problems on Old Rydon Lane, conflict between vehicles and pedestrians/cyclists given lack of pavements and inadequate lighting
- Site should be served from vehicular access onto Admiral Way for better distribution of traffic
- Increased traffic onto Old Rydon Lane - unsuitable width to accommodate traffic
- Noise and air pollution in Holland Park Phase 1 arising from through traffic
- Drainage inadequate
- Lack of local facilities to serve residents - doctors, hospitals, schools etc
- Access inappropriate
- One way restriction on Old Rydon Lane frequently ignored, this proposal will increase flouting of restriction with consequent safety impacts
- Lacks provision of adequate affordable housing
- Contrary to stated aspirations for Old Rydon Lane to become a pedestrian/cycle friendly route- Newcourt Masterplan
- Will exacerbate use of right hand turn from Rydon Lane into Old Rydon lane for people accessing site from Countess Wear direction with associated highway safety implications
- Contrary to aspiration to create Green Infrastructure Route from Admiral through site to Old Rydon Lane along eastern boundary of Golf Club
- Overdevelopment
- Vehicular access should be from Admiral Way - more suitable modern road with greater capacity
- Emergency Vehicles - difficulties of access
- Compromises delivery of strategic cycle route - E9
- Poor pedestrian/cycle permeability
- Lack of cycle storage for certain house types
- Already saturated highway network
- Impact of increased traffic on Countess Wear roundabout/local road network
- Low density contrary to masterplan and maximisation of housing delivery
- Site more suited to provision of a 2nd primary school to serve Newcourt Area
- Safety of road users/pedestrians/cyclists in relation to stray golf balls from adjoining course
- Letters in support not based on vested interests and not valid material planning considerations

Support 28 (raising the following points)

- Proposal will release funds that will help to secure future of Exeter Golf & Country Club as a sporting and leisure facility for the City and maintenance of the associated listed building
- Will facilitate provision of a replacement golf driving/practice range elsewhere
- Provides much need housing

- Layout developed with full consideration of location next to a Golf Course and associated safety issues relating to stray balls
- Limited window of opportunity in relation to relocation of driving range and hence release of this land for development

CONSULTATIONS

Devon and Somerset Fire and Rescue - "The comments from Devon and Somerset Fire and Rescue Service are as follows. These are written without prejudice to the requirement to satisfy Building Regulations.

- It appears that access and facilities for the fire and rescue service have not been met. Turning facilities should be provided in any dead-end access route that is more than 20m long. This can be by a hammerhead or turning circle.

The above matter is not one to which we can object to at the planning application stage but should be borne in mind as it will become relevant at the Building Regulations stage. We would recommend early involvement with both Building Control/Approved Inspector and this fire and rescue service."

Devon and Cornwall Police Architectural Liaison Officer - No response received.

Wales & West Utilities - Highlight presence of gas pipe in Old Rydon Lane and advise developer to contact them before commencing any works that might affect it.

County Head of Planning, Transportation and Environment (Highways) - raises no objection subject to the imposition of appropriate conditions. Detailed comments are set out below:-

"The submitted application is for 82 new dwellings at the land known as the Driving Range at Newcourt, Exeter. The applicant has liaised extensively with the Highway Authority to discuss various elements of the scheme prior to submitting an application. Pre-application advice was sought to agree the vehicular access points and pedestrian/cycle routes running through the site.

The site is located to the south of Newcourt House NHS Trust Services and the forms Phase 3 of the Holland Park development delivered by Heritage.

Vehicular Access and Trip Generation

Vehicular access to the site will be taken from Phase 1 of Holland Park and Newcourt Drive; both of which are accessed onto Old Rydon Lane.

The first access point is located in the western corner of the site and connects into the recently constructed Phase 1. The second point of access is located in the north east corner of the site linking into the southern end of Newcourt Drive. Both access roads that lead into Phase 3 feature traffic calming measures (sections of short one-way places together with passing points) - these are acceptable and are welcomed as they promote slow speeds and careful driving through the residential estate. In order to establish the trip generation and distribution for the proposed development, traffic surveys have been carried out at junctions Phase 1/Old Rydon Lane and Newcourt Drive/Old Rydon Lane - the results have been summarised in the submitted Transport Statement. These surveys are site specific and are considered to be robust.

The Transport Statement suggests that based on site specific observations (undertaken at Phase 1&2 accesses) that the proposed development will generate 36 two-way trips in the AM Peak and 34 two way trips in the PM Peak.

Old Rydon Lane is one way (eastbound only) from Newcourt Drive to Newcourt Way and therefore all arrivals to Phase 3 will come from Old Rydon Lane west. For the departures, the

recorded surveys showed a distribution split of broadly 75% / 25% favouring Old Rydon Lane eastbound to Newcourt Way. The magnitude of these movements is small and therefore is not a concern to the Highway Authority.

Pedestrian/Cycling Access

Holland Park Phase 3 represents the opportunity to create a walking/cycling route connecting Old Rydon Lane to the Newcourt Spine Road. In particular, a link running adjacent to the Golf Club is identified in the ECC Core Strategy, Newcourt Masterplan and DCC cabinet approved Strategic Cycle Route map and therefore forms a strategic route for walking/cycling.

Part of the key route is delivered by Holland Park Phase 1 and can be seen on Drawing "EGCC-01-SITE PLAN Rev24.0". This shows a 2.5 metre shared path adjacent to the golf course linking Old Rydon Lane to the North West boundary of Phase 3. This shared path is then continued through Phase 3 running adjacent to the lots 71 to 82, before joining onto the Spine Road. This link segregates walkers/cyclists from vehicles throughout the Holland Park development, delivering what is set out in adopted policies and should be secured by condition. The principle of providing a segregated footway/cycleway complements cycle infrastructure being provided across the city and adds to the series of higher quality routes radiating out from the city centre, connecting to orbital routes on the eastern edge of the City.

A secondary pedestrian and cycle link located north of lot 44 is also proposed, providing another access onto the Spine Road. The shared path runs from Lot 22 to 36 before joining the Spine Road and is to be 3.0 metres wide. This link provides route for those who wish to access the Newcourt train Station/Community centre. It also offers a link for those who wish to use the Stagecoach Service J Bus which can be caught outside the community centre (which provides a service from Digby to Pinhoe via the City Centre).

A shared path to the North East is provided, linking Phase 3 into Newcourt Drive (Phase 2) – details of this connection will need to be agreed with the Highway Authority by a suitable agreement.

The pedestrian/cycle links proposed ensures good pedestrian/cycling permeability is achieved. Surveys carried out showed low walking and cycling trip rates. However, given that good pedestrian/cycling infrastructure is to be provided, it is thought residents at all phases at Holland Park will be encouraged to walk and cycle, reducing car borne journeys. These philosophies are in line to those outlined in the NPPF.

Finally, it is essential that secure cycle parking is provided, in accordance with the standards set out in the Exeter City Council Sustainable Transport Supplementary Planning Document. The plans do not make it explicitly clear what cycle facilities are being proposed, given the location of the site, the relevant cycle parking standards should be met and this should be secured by condition.

Travel Planning

In accordance with paragraph 36 of the NPPF the development will be required to have a Travel Plan. Major developments in Exeter have been required to provide travel welcome packs, personalised travel planning, monitoring of the Travel Plan and a summary report of the work undertaken and impacts of this. The specific approach needs to be set out and agreed prior to commencement of any part of the development.

Summary

The submitted information indicates that adequate, onsite vehicular parking, highway layout and access can, in principle, be achieved. Nevertheless, the details of these arrangements still need to be submitted to and agreed by the Local Planning Authority. A condition of that effect is recommended as part of any permission.

DCC (Lead Local Flood Authority) - Comment as follows - "An acceptable permanent surface water strategy is presented within the submitted Flood Risk Assessment and Drainage Strategy Document (Ref: 16.342, Rev R01-A, dated 12/12/2016). We have no in-principle objections to the above planning application, from a surface water drainage perspective, at this stage." Recommends a condition relating to a surface water drainage management system covering the construction period.

RSPB - Identify need for a Landscape and Biodiversity Management Plan.

Environmental Health Officer - Recommends conditions relating to CEMP and land contamination.

Assistant Director Housing and Contracts - Comments as follows - We have entered into early pre-app discussions with the developer on this site regarding the affordable housing. We had agreed to starter homes provision as announced under the Housing & Planning Act, however, it had been hoped that the regulations would have been produced by the time this planning application had been submitted.

In the absence of the regulations, we have agreed the following:

24 units on site of which 16 (20%) is starter homes/shared equity comprising 9 x 2 bed flats & 7 x 2 bed houses. The other 8 units are for social rent (6 x 2 bed flats and 2 x 2 bed houses) to be sold to ECC for £1. There will also be a commuted sum of £88,002.60. 35% is 28.7 and the commuted sum is 0.7 @ 2 bed house.

We are receiving 4 less units on site that policy but that has been taken into account as part of the transfer price to ECC for the 8 units.

PLANNING POLICIES/POLICY GUIDANCE

National Planning Policy Framework (NPPF):-

4. Promoting sustainable transport
5. Supporting high quality communication infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Paragraph 11 - Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 14 - At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking...For decision taking this means: approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

Paragraph 49 - Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Exeter Local Development Framework Core Strategy 2012

CP1 – Spatial approach
CP3 – Housing development
CP4 – Housing density
CP5 – Meeting housing needs
CP7 – Affordable housing
CP9 – Strategic transport measures to accommodate development
CP10 – Meeting Community Needs
CP11 – Pollution and air quality
CP12 – Flood risk
CP14 – Renewable and low carbon energy
CP15 – Sustainable design and construction
CP16 – Strategic green infrastructure
CP17 – Design and local distinctiveness
CP18 – Infrastructure requirements and developer contributions
CP19 - Strategic Allocations

Exeter Local Plan First Review 1995-2011 Saved Policies

AP1 – Design and location of development
AP2 – Sequential approach
H1 – Housing land search sequence
H2 – Housing location priorities
H3 – Housing sites
H6 – Affordable housing
H7 – Housing for disabled people
L3 - Open Space
L4 – Provision of playing pitches
L7 - Local Sporting Facilities
T1 – Hierarchy of modes of transport
T2 – Accessibility criteria
T3 – Encouraging use of sustainable modes of transport
T10 – Car parking standards
C2 – Listed buildings
C5 – Archaeology
LS1 – Landscape setting
EN2 – Contaminated land
EN3 – Air and water quality
EN4 – Flood risk
EN5 – Noise
DG1 – Objectives of urban design
DG2 – Energy conservation
DG4 – Residential layout and amenity
DG5 – Provision of open space and children’s play areas
DG6 – Vehicle circulation and car parking in residential developments
DG7 – Crime prevention and safety

Development Delivery Development Plan Document (Publication Version):-

This document represents a material consideration but has not been adopted and does not form part of the Development Plan.

DD1 - Sustainable Development
DD8 - Housing on Unallocated Sites
DD9 - Accessibility, Adoptable and Wheelchair User Dwellings
DD13 - Residential Amenity
DD20 - Sustainable Movement

DD21 - Parking
DD22 - Open Space
DD25 - Design Principles
DD26 - Designing Out Crime
DD28 - Heritage Assets
DD29 - Landscape Setting Areas
DD30 - Green Infrastructure
DD31 - Biodiversity
DD33 - Flood Risk
DD34 - Pollution

Exeter City Council Supplementary Planning Documents

Affordable Housing SPD 2013
Archaeology and Development SPG 2004
Planning Obligations SPD 2009
Public Open Space SPD 2005
Residential Design SPD 2010
Sustainable Transport SPD 2013
Trees and Development SPD 2009

OBSERVATIONS

Introduction

There are a number of detailed material planning considerations that need to be assessed in connection with this application. However, before examining each of those issues individually it is important to set the context in respect of the position in relation to the Council's 5 year housing land supply and implications for relevant development plan policies.

The Council's housing land supply situation, and hence weight to be attached to development plan policies, has been further considered in connection with a number of other applications for residential development and the current position is set out below.

Development Plan and NPPF Policy Context

Initially it is necessary to consider the proposed residential use against relevant national and development plan policies, particularly in light of the appeal decision at Exeter Road, Topsham. The principal finding of this Inspector's decision letter was to conclude that the Council could not demonstrate that it has a five year supply of deliverable housing sites. This conclusion is important as NPPF paragraph 49 states that relevant policies for the supply of housing should not be considered up to date.

Legal advice has further clarified how this planning application should be determined following confirmation that the Council's policies for the delivery of housing are deemed out of date as a result of the Council not having a 5 year housing supply. The legal view is that the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise and this will depend on assessing whether the proposal is in accordance with the Development Plan (as a whole) and if it is not, on the weight afforded to the relevant Development Plan policies under consideration both in themselves and relative to the other material considerations.

i) Assessment of relevant Local Plan Policies

Notwithstanding NPPF paragraph 49 in respect of out of date planning policies (which it is accepted is applicable here because of the 5 year shortfall), recent case law has maintained that the starting point for considering planning applications is still the Development Plan as recognised in paragraph 11 of the NPPF, which states that planning permission must be determined in accordance with the Development Plan unless material consideration indicate

otherwise. This maintains that the local planning authority must still continue to weigh up all the relevant Development Plan policies irrespective of whether they are now deemed out of date. The fact that a policy is out of date does not mean it is dis-applied and nor does it mean that the policy must carry only limited weight. Weight is a matter for planning judgement depending on the facts of the case. For this application the most relevant policies are Core Strategy CP16 'Green Infrastructure' and Local Plan LS1 'Landscape Setting' and it is against these policies which the application is primarily assessed.

ii) Planning weight afforded to out of date Development Plan Policies

NPPF paragraph 49 renders the Council's policies in respect of housing delivery out of date and consequently the weight attached to relevant policies requires reassessment. Recent legal judgements have clarified that it is still for the decision maker (ie the local planning authority) to make the planning assessment as to how much weight each policy is given. However what the Courts have made clear is that the lack of a 5 year housing supply may influence how much weight these out of date development policies are given. This is dependent on the specific scheme and will include for example the extent of the Council's 5 year supply shortfall, what the Council is doing to address this issue and the particular purpose of the restrictive policy, in this instance Core Strategy Policy CP16 and Local Plan Policy LS1. The Council currently has an approximately 2 year 4 month supply of housing and the intention to address this matter will rely on co-operation with neighbouring authorities, although this is unlikely to occur in the short term. Given these circumstances it is considered that the restrictive policies would be afforded less weight given the limited progress made in respect of the housing shortfall. However, the protection of landscape setting remains a strong theme of the NPPF and the Development Plan policies themselves are generally consistent with the approach in the NPPF and would ordinarily carry due weight in line with paragraph 215 of the NPPF. In the circumstances, it is considered that the Development Plan policies should still carry moderate weight.

Background to this application coming forward

As representations have raised the issue it is worth briefly outlining why this land has come forward for development at this stage and why the development opportunity is limited. Essentially in order for this land to come forward for the development 2 things need to happen

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1. The Golf Club need to secure permission for a replacement driving range. This has now happened with the granting of consent of consent in April 2016 for a driving range on land to the rear of Broom Park Nurseries off Exeter Road Topsham (ref 16/0081/03).
2. The Golf Club need to secure the means to implement the above-mentioned consent. The securing of permission for residential development of the application site will, through private agreements between the Golf Club (as owners of the site) and the developer, secure the provision of the replacement facility and hence release of this land for development.

The reason this window of opportunity is limited relates to the fact that the consent for the replacement driving range is only valid until 12th April 2019 and that there is no guarantee that the replacement site will continue to be available indefinitely.

Highways/Transportation matters

As highlighted in the Highway Authority's consultation response the proposed development has evolved from extensive pre-application negotiations between officers and the applicant. The key transportation matters highlighted in the Highway Authority's consultation response relate to access and trip generation, pedestrian/cycling access and travel planning. Serving the proposed site by two points of access from Old Rydon Lane (one via Newcourt Drive, the other via Holland Park phase 1) provides alternative routes for traffic movements associated with the new housing and avoids potentially concentrating all traffic through one junction onto Old Rydon Lane. Whilst representations have queried the capacity of Old Rydon Lane to cope with the additional traffic and have advocated access being provided via Admiral Way, the

Highway Authority have confirmed that given the low anticipated traffic levels associated with this scale of development and that both proposed access routes incorporate traffic calming measures, they are satisfied with the proposed means of access and the capacity of the road network to cope with the traffic movements likely to be generated. Therefore, the proposed means of access to the development and the potential impact on the surrounding highway network is considered acceptable.

In terms of pedestrian/cycling access the desirability of creating an entirely segregated route linking Old Rydon Lane and the Newcourt spine road, as identified in ECC's adopted Core Strategy and the Newcourt Master plan has been highlighted in the Highway Authority's consultation response. Two points of pedestrian/cycle access are provided to the Spine Road from the development and the internal road layout has been designed to incorporate traffic calming features and an off road pedestrian cycle route running alongside the internal road up between the golf course and Newcourt House and through Holland Park Phase 1 onto Old Rydon Lane. This entirely segregated route alongside the road in this location will involve eating slightly into the section of open space provided as part of Holland Park Phase 1 to provide a 2.5 metre wide tarmac shared pedestrian/cycle path and will provide a segregated cycle/pedestrian route as part of a strategic cycle/walking route in line with the relevant Core Strategy policy and aspirations of the Newcourt Master plan.

Designated cycle parking provision is provided to serve both apartment blocks whilst it is anticipated that cycle parking for the majority of the houses will be accommodated within the proposed garages. This approach is consistent with that adopted on earlier Holland Park phases. For the few properties that do not have garages (which have driveway parking) cycle parking would have to be accommodated within rear gardens if required. Given the small proportion of such properties this approach is considered acceptable in the context of the overall layout.

Affordable Housing/Viability

Extensive pre-application negotiations took place regarding the affordable housing provision to form part of this development. Agreement between officers (planning/housing) and the developer was reached on the following provision -

- 24 dwellings in total comprising 16 2bed units (9 flats & 7 houses) as either starter homes/shared equity units, and 8 2bed units (6 flats & 2 houses) for social rent to be sold to ECC for £1 each. In addition to this there would be a commuted sum of £88,002.60 to be paid to the Council for its use in the direct provision of further affordable housing.

Current policy requires 35% of units provided on a site to be affordable provision which in this case equates to 28.7 units. The negotiated provision of 24 units plus a commuted sum, as set out above, is numerically 4 units short of the policy requirement however this has been taken into account as part of the agreed transfer price for the 8 units to be sold directly to the Council for £1/each. The negotiated commuted sum accounts for the 0.7 of a unit.

The developer had subsequently questioned the financial viability of the scheme on the basis of the agreed offer due to changing economic circumstances. However, a full viability appraisal would have resulted in a significant delay to the determination of the application and a potential further worsening of the financial viability of the scheme. Consequently the developer has decided to proceed on the basis of the negotiated position.

Heritage Issues

Newcourt House is a Grade II listed building set within a landscaped setting, originally formal gardens surrounded by informal parkland. It is important that the impact of any proposed development on the current driving range site is assessed in terms of its impact upon the setting of this heritage asset. The setting of a listed building can be more extensive than merely the immediate current grounds and gardens of the building itself. Clearly any development that

takes place on the currently undeveloped open land situated between Newcourt House and Admiral Way will interrupt medium/long range views of the building from surrounding areas. This will alter the character of the area around the listed building and inevitably have some impact on its wider setting. The main front of the house faces SE, across the present site and historically it was approached from two directions - from the SE via Newcourt Road and a formal tree lined avenue and from the north from Old Rydon Lane (the present access). Historically, the present site was always open, starting as informal parkland in the 19th century and used for arable (and then a golf range) in the 20th century, and there was no tree screen interrupting the view of the main front of the house. When approaching visitors would catch glimpses of the main house through the avenue trees, and then see it fully when the trees ended just short of the house. Although glimpses of the main house can still be seen, it is now obscured by a screen of trees that developed after WWII, when the main drive also went out of use. Therefore, whilst the principal designed view of the main house was gained by approaching from the tree lined avenue, opening out into an open area in front, the rest of the site was an informal parkland setting. The main formal landscaped setting/garden to Newcourt House lies to the south-west of the building and views of it to and from the main house are not affected by the development. In this context it is considered that the most important issue with regard to the impact on the setting of Newcourt House is the impact on views of it from the principal historic approach to it from the SE, particularly from the direction of the original drive, which still remains as a strip of undeveloped land along the northern edge of the proposed development. The main open space to serve the proposed residential development has been sited in the NE corner of the site to preserve a greater sense of openness in front of the listed building, in the same area as there was historically at the top of the drive; and the latter is still retained as an undeveloped strip of land which, at least in theory, could in the future be reinstated as an access route of some form. As such, the ability in the future to appreciate the principal historic view of the house from the SE, particularly if the modern tree screen is thinned or removed at some point and the original drive reinstated in some form, will not be lost. Therefore, the impact of the development on the setting of the listed building is considered to be acceptable. Lastly, whilst medium/longer range views of the building from distance will be interrupted by the proposed development in its immediate foreground, the listed building will still be visible in glimpses over and behind the development. As such, whilst there will undeniably be a change to the nature/character of the wider setting of Newcourt House it is not considered that this would have such an adverse impact that it would warrant refusal of the application.

Regarding buried remains, the geophysical survey provided with the application identifies that some, probably of prehistoric date, are present within the areas to be built on. Based on experience with nearby sites these are likely to be relatively insubstantial and would be removed during the course of development. Although the presence and condition of such remains would normally be confirmed through site investigation, the present use of the site precludes this. Therefore on balance it is considered unlikely that these remains - although potentially significant, would be of such quality of survival that they would merit preservation in situ and would potentially affect the layout of a development. However, just in case there are some remains that do merit preservation it is recommended that a condition be attached that requires prior approval where necessary of proposed formation levels and foundation design in any areas where this applies. Where this is not the case, the remains should be subject to archaeological investigation and recording, after the present use has ceased and before construction begins, to record them in lieu of their permanent removal, and this should be ensured by condition.

LS1/Open Space/Green Infrastructure/Ecological impact

The application site is identified in the Exeter Local Plan as Landscape Setting covered by policy LS1 of that plan. However, the subsequent Core Strategy provides for growth to the east and south west of the City and identifies three Strategic Allocations at Newcourt, Monkerton/Hill Barton and South of Alphington. The Newcourt Strategic Allocation (Policy CP19) includes the application site which has the effect of removing the LS1 designation from this site. In this context the principle of residential development of this land is considered acceptable.

The site is currently open space lying within the boundary of the Newcourt Strategic Allocation, albeit private open space that is not accessible to the general public. It is not identified in the Newcourt Area Framework section of the Green Infrastructure Strategy (GIS) as forming part of the city open spaces programme (although the GIS does identify a key habitat link and cycle/footpath in indicative form along the SW boundary. On the masterplan (indicative) contained within the Newcourt Master plan document November 2010 the application site is identified as a combination of residential development land and green space.

The layout has been developed in negotiation with officers to concentrate the main area of public open space serving the development in the NE corner of the site as a focal feature at the arrival point into the site from Newcourt Drive. This also has the benefit as highlighted above of preserving an element of the open setting to Newcourt House. The public open space will be fronted by houses providing natural surveillance and an attractive framing of the space. The other main area of public open space will sit alongside the new section of road and pedestrian/cycle way leading from the development up between the Golf Course and Newcourt House to Old Rydon Lane via Holland Park (Phase 1). This element of open space will, in conjunction with the golf course itself, form part of a green infrastructure/wildlife corridor which is considered consistent with development plan policy and the aspirations set out in the Newcourt Master plan. Two other smaller incidental areas of open space are included within the main body of the development, both of which are fronted by houses and will form attractive features contributing to the overall attractiveness of the development. The overall level of open space to be provided as part of the development and its distribution throughout the site is considered acceptable.

The Ecological Assessment submitted in support of the application concludes that due to the current use of the land with regular mowing the habitat value of the site is currently minimal and that there are no ecological reasons to prevent its development. However, it does identify the opportunity for ecological enhancement as part of the development through a Wildlife Management Plan/Biodiversity Mitigation Plan. This can be secured through an appropriate condition and ensure that the development makes a positive ecological contribution to the locality. The proposed surface water attenuation pond to be created within the golf course has the potential to add ecological interest and bird/bat bricks will be incorporated on a proportion of dwellings comprised in the development (25 nesting bricks in total).

The proposal will indirectly facilitate the provision of a replacement practice/driving range for the Golf Club thereby ensuring that there is no net loss of leisure/recreation facility.

Design/layout/amenity standards

The layout proposed takes account of the proximity of the adjoining golf course and the setting of the listed Newcourt House together with the Highway Authority's desire for two points of access to the site. The development comprises a mix of 2, 3 and 4bed dwellings with provision for a decent level of front curtilage and roadside planting to create an attractive residential environment and incorporates the provision of an appropriate level of public open space, with the main area forming a focal point of the development that is overlooked by dwellings that front onto it.

All of the properties are provided with private gardens that in the majority of cases significantly exceed the minimum requirements set out in the Council's Residential Design SPD. The separation distances between individual properties are such that appropriate levels of privacy will be afforded to future residents of the development. The majority of the properties significantly exceed the relevant internal space standards sought by the Council.

The scheme has evolved through a proactive negotiation process between officers and the developer and is considered to represent an appropriate solution that takes account of relevant site constraints and will form an attractive environment for future residents.

The applicant has confirmed that the comments of the Fire & Rescue Service have been incorporated in the amended layout and that appropriate turning provision has now been made.

The proposed drainage strategy for the development comprises foul drainage to be discharged to the public sewer network with a sustainable urban drainage approach to the associated surface water. This will comprise discharging surface water to a new surface water attenuation feature to be constructed within the confines of the existing golf course. Not only will this allow for control of surface water discharge rates but it will also provide a further amenity feature to the golf course and enhanced ecological interest in the area. This surface water drainage strategy has been agreed with Devon County Council as the lead Local Flood Authority.

Financial Considerations

The proposal will be CIL liable at a rate of £102.14/m². Based on the number and mix of dwellings proposed this would equate to £1,231,788.90 in CIL contributions before the application of any relief associated with affordable housing. The developer would however be entitled to claim relief from CIL in respect of the affordable housing units meaning that the final sum payable in such circumstances would be £1,020,934.20

For ease of calculations based on an assumption of Council Tax Bands B and C for the flats and houses respectively the development would be estimated to yield £209,000 of New Homes Bonus payable to the City Council assuming the current rules regarding the period of payment, baseline and on abatements continue to prevail following completion of the scheme.

Section 106

A Section 106 agreement will be required in respect of the following matters -

- affordable housing
- open space - provision of play equipment to an agreed scheme, public access and maintenance arrangements

Conclusions

It is considered that the proposed development represents a suitable solution to the development of the site taking into account the constraints and character of the surrounding area. Although all traffic associated with the development will have to utilise Old Rydon Lane it is considered that the use of two different points of vehicular access will help to spread traffic movements out and minimise any adverse impact on that road.

The development of this site will bring forward more much needed housing within the boundary of the Newcourt strategic allocation in line with the Council's adopted Core Strategy which, given the Council's position with regard to its 5 year housing supply, is an important material planning consideration. Overall the proposal is considered acceptable.

RECOMMENDATION

Subject to the completion of a Section 106 Agreement covering the items referred to above **APPROVE** subject to

- 1) A01 - Time Limit - full
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 21st December 2016, 5th April, 24th May and 5th June 2017 (including dwg. nos. EGCC-10-LOC rev 2.0B, EGCC-01- SITE PLAN Rev 24.0B, EGCC-01-SITE Plan Rev 24.0 - CIL & Construction Phasing Plan, EGCC-02-SITE PLAN Rev 24 - proposed Hard Landscaping layout (1 of 3), EGCC-03-SITE PLAN Rev 24 - proposed Hard Landscaping layout (2 of 3), EGCC-04-SITE PLAN Rev 24 -

proposed Hard Landscaping layout (3 of 3), EGCC.KNS.01, EGCC.RDB.01 Rev A, EGCC.RDB.02 Rev A, EGCC.13-21.01 Rev A, EGCC.HAR.01, EGCC.BMT.01 Rev A, EGCC.PET.01, EGCC.BRLY.01, EGCC.APP2.01, EGCC.APP3.01, EGCC.APP3.02, EGCC.HRLY.01, EGCC.ELS.01, EGCC.BRM.01 Rev A, EGCC.BLY.01 Rev A, EGCC.BLY.02, EGCC.OKM.01 Rev C, and EGCC-DG) as modified by other conditions of this consent.

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

- 3) **Pre-commencement condition:** Before commencement of phase of the development the applicant shall submit a SAP calculation which demonstrates that a 19% reduction in CO2 emissions over that necessary to meet the requirements of the 2013 Building Regulations can be achieved for the dwellings contained within that phase. The measures necessary to achieve this CO2 saving shall thereafter be implemented on site and within 3 months of practical completion of any dwelling the developer will submit a report to the LPA from a suitably qualified consultant to demonstrate compliance with this condition.
Reason for pre-commencement condition: In the interests of sustainable development and to ensure that the development accords with Core Strategy Policy CP15. This information is required before development commences to ensure that a sustainable design is finalised before any irreversible element of the construction process takes place.
- 4) A38 - Archaeology
- 5) No development (other than archaeological investigation works) shall take place within the application site until the means of construction of foundations, and levels (including formation levels for the dwellings, roads and parking areas) have been agreed in writing by the Local Planning Authority. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that disturbance to important archaeological remains is minimised.
- 6) A23 - Contamination (no info submitted)
- 7) A13 - Tree protection
- 8) A16 - Construction (CEMP 2)
- 9) A18 - Construction (site layout)
- 10) A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no dwelling shall be occupied 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 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.
- 11) A12 - Landscape and trees - replacement planting
- 12) No building hereby permitted shall be occupied until the off site surface water attenuation feature indicated on drawing no. EGCC-01-SITE PLAN Rev 24.0B has been completed and brought into use to serve the development. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance

with the agreed Drainage & SuDS (Sustainable Drainage Systems) Maintenance Plan prepared by TWP Consulting Structural and Civil Engineers (Project Ref:16.342 Rev R02 dated November 2016).

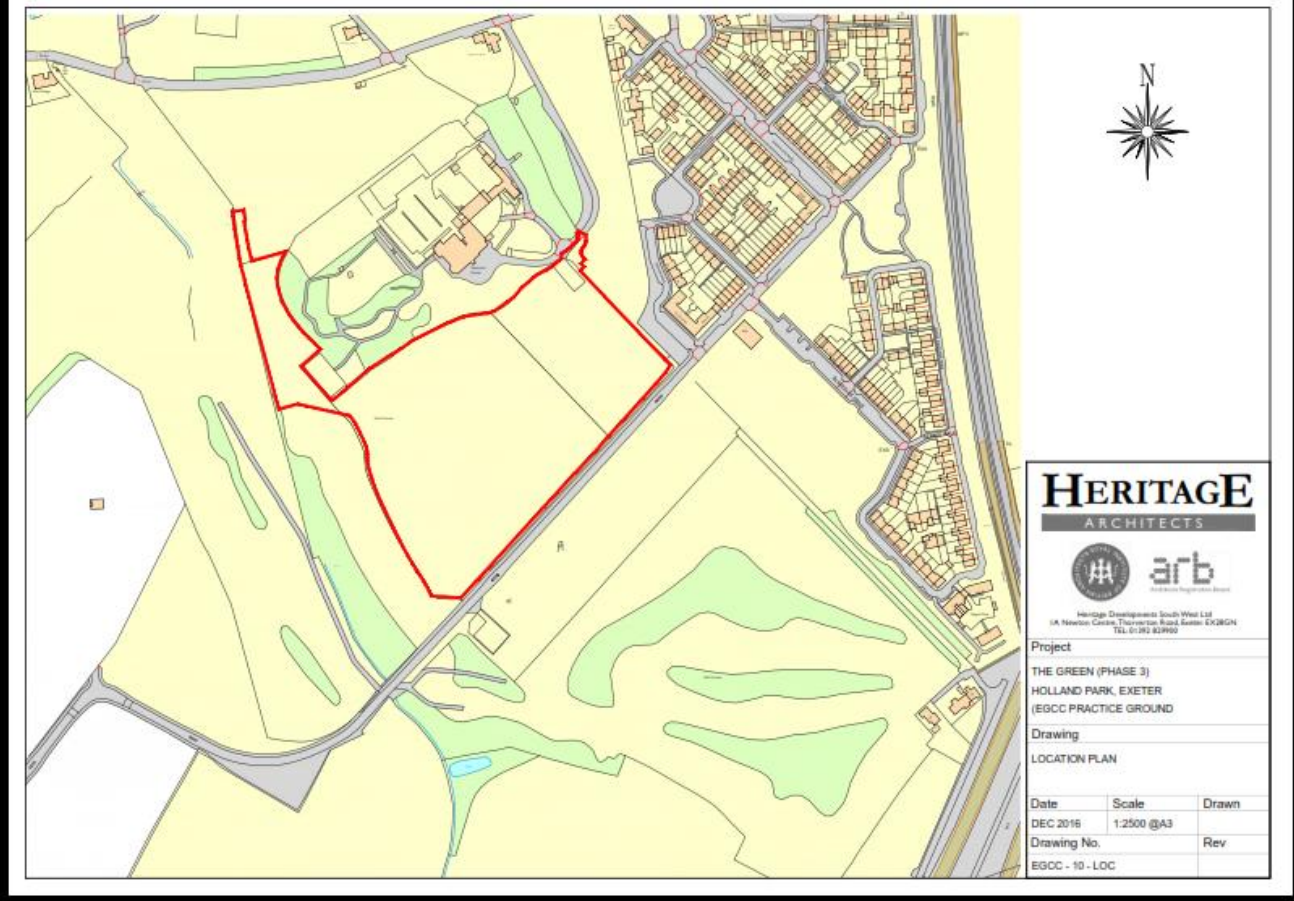
Reason: - To ensure the satisfactory drainage of the development.

- 13) The development hereby approved shall be implemented in accordance with the drainage strategy set out in the submitted Flood Risk and Drainage Strategy (Project Ref:16.342 Rev: R01-A) dated November 2016 and Construction Management Plan (Project Ref:16.342 Rev R01) dated May 2017 prepared by TWP Consulting Structural and Civil Engineers .
Reason - To ensure the satisfactory drainage of the development.
- 14) A19 - Travel Plan
- 15) No more than 50% of the development hereby approved shall be occupied until the footway/cycle path running adjacent to the Golf Club from Old Rydon Lane to the Newcourt Spine Road has been constructed up to the site boundary of the applicant's ownership in accordance with plans to be approved in writing by the Local Planning Authority.
Reason - To facilitate provision of a safe and suitable access for pedestrians and cyclists in accordance with paragraphs 32 of the National Planning Policy Framework.
- 16) No more than 50% of the dwellings contained within Phase 4 of the development (as indicated on drawing nos. EGCC-01-SITE PLAN Rev 24.0) shall be occupied until the foot/cycle path running between plots 33-43 and plot 44 has been constructed up to the site boundary of the applicant's ownership with the Newcourt spine road.
Reason - To facilitate provision of a safe and suitable access for pedestrians and cyclists in accordance with paragraphs 32 of the National Planning Policy Framework.
- 17) The development hereby approved shall be implemented in accordance with the provisions and recommendations set out in the submitted Biodiversity Mitigation & Enhancement Plan dated march 2017 prepared by Sunflower International Ecological Consultancy, and include the provision of integral nesting boxes as specified in the email from David Lovell dated 31st May 2017.
Reason - In the interests of protecting and improving existing, and creating new wildlife habitats in the area.
- 18) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and no development above damp-proof course level shall take place before their approval is obtained in writing. The materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: In the interests of character and appearance of the development and the visual amenity of the area.
- 19) Prior to the occupation of each dwelling hereby approved, ducting or equivalent service routes should be installed capable of accommodating at least 6 separate fibre-optic cables that enable electronic communications services network suppliers to freely connect between the boundary of the site and the inside of each dwelling for the purposes electronic communications.
Reason: To contribute to the development of high speed broadband communication networks and to ensure that adequate provision is made to meet the needs of future occupants of the dwellings for high speed internet access in line with paragraph 42 of the NPPF.

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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Agenda Item 5

ITEM NO. 5

COMMITTEE DATE: 26/06/2017

APPLICATION NO: 17/0504/03
APPLICATION NO: 17/0505/07

FULL PLANNING PERMISSION
LISTED BUILDING CONSENT

APPLICANT: Mr Joy
PROPOSAL: Conversion of former mortuary building to provide 1 bed dwelling house.
LOCATION: Mortuary Buildings (East) , North Grange, Clyst Heath, Exeter, EX2
REGISTRATION DATE: 12/06/2017
EXPIRY DATE: 07/08/2017

HISTORY OF SITE

There are no formal planning applications or decisions associated with the application site.

DESCRIPTION OF SITE/PROPOSAL

Site

- The (East) Mortuary Building of Clyst Heath was originally constructed to function as part of the former Exeter City Asylum (or Digby Hospital), which opened in 1886.
- A second very similar mortuary building exists within the grounds of the former Digby Hospital, defined as the (West) Mortuary Building, which is located approximately 180m south-west of the corresponding structure.
- In 1987 the Digby Hospital closed down and in subsequent years it was converted into residential accommodation, largely in the form of flats in the North and South Grange blocks and the majority of previously greenfield land surrounding the site now accommodates substantial residential development to the North, East and South of Clyst Heath. A retail park and sub-regional supermarket (Tesco) lie to the west of the site in addition to associated highway infrastructure, open space and landscaping.
- A significant area of land south of the A379 is now subject to further large scale retail (Ikea) and residential development (Newcourt Urban Extension).
- Notwithstanding the relatively recent development surrounding the former Digby Hospital, the listed buildings still retain much of their period features and original character as their overall external appearance has not been significantly altered through residential conversion.
- The (East) Mortuary Building itself is surrounded by an open green landscaped area and a small group of trees cluster around its northern and eastern elevations, a large communal bin store is located 5m south of the mortuary building shell and several garages serving existing apartments extend 2-26m west of the application site.
- The mortuary building is a red brick structure with timber framed windows (which are currently boarded up in absence of window panes), a single-glazed roof lantern, natural slate roof and black cast iron rainwater goods.
- The mortuary building has been vacant/unused for several years.
- The open landscaped grounds which encapsulate the application site are currently under separate freehold ownership and management.

Proposal

- The total proposed site area, including associated outdoor amenity space, is approximately 32 sqm (D = 8.6m x W = 3.7m).
- The outdoor amenity space proposed would provide 6.66 sqm (D = 1.8m x W = 3.7m) - this measurement includes the proposed brick built dual bin storage of 1.2 sqm and the front garden would not feature any form of enclosure.

- Major physical alterations as proposed comprise removing the entrance steps and replacing the timber external door with a powder-coated aluminium unit with glazing above to the front elevation, reducing the internal ground floor level, enlarging the 2 no. rear window openings and inserting a mezzanine first floor.
- The proposed floor heights in relation to ground level outside are -0.8m (ground floor) and 1.6m (first floor).
- Respective ceiling heights would be 2.2m (entirety of ground floor) and between 1.9m (measured at eaves) - 3.8 (measured at roof lantern).
- The gross internal floor area proposed, including all storage, the staircase, WC facilities and the additional first floor is 36 sqm in area size.
- A new footpath across the open grounds is put forward in dwg. no. 1616_P02 in order to access the proposed new dwelling - this proposal is based on land falling entirely outside of the application site in question and so would need to be subject to a separate change of use application - accordingly, it will not be used in determining this planning application.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and Access Statement.

Heritage Statement.

Photographs of the mortuary building interior.

Market research (sales particulars of nearby residential property, examples of rental office accommodation in Exeter and 2 emails from estate agents regarding their opinion of the mortuary building and its redevelopment potential).

CIL Additional Information Form.

REPRESENTATIONS

The following representations have been received -

5 objections (raising the following issues):

Inappropriate alterations to a listed building/heritage asset

Adverse impact on parking and traffic

Impact on property prices

Concern around precedence

Unauthorised use of visitor parking, communal land and facilities

Noise and disruption during construction

CONSULTATIONS

Devon County Council Highways Department:

The proposed development and its associated travel and accessibility issues were discussed in person with a highways officer from the local Highway Authority. The officer stated that the proposed development to provide a small individual dwelling house (to accommodate 1-2 persons) in this location is not considered problematic in terms of the increased demand and impact upon transport infrastructure and services in the local area or in terms of the capacity of the immediate public road network to provide unallocated parking.

Exeter City Council Heritage:

Background

This structure is one of a pair of mortuaries – one for females and one for males – built at the extremities of the hospital complex in the 1880s. Although no longer physically connected to the main hospital buildings and not specified in the list descriptions covering the principal buildings, it is listed by virtue of falling within the curtilage of the listed hospital buildings, in that it was a) present by 1948 and b) functionally and historically part of the hospital complex, as the last port of call for at least some of its inmates.

At some point it was converted into a workshop for tile making, before the closure of the hospital, probably at about the same time as the extension of the other mortuary, presumably to cater for both genders.

Therefore it is a Listed Building and a designated heritage asset under the NPPF and, as such paras 129, 131, 132, 134 apply together with the underlying guidance in the PPG, on the definition of public benefit for example. Policy C2 of the saved local plan applies also.

It is principally therefore a matter of assessing the remaining significance of the building, the degree of harm to this that the current proposals would cause, whether this harm is outweighed by the public benefits of the proposal, and whether it has been demonstrated sufficiently that there is not another viable use that would not lead to such a degree of harm.

Description of significance

The former mortuary is a single cell brick building, with original dressed stone details, raised lantern light, slate roof and rainwater goods. It has a large timber door, which is of a form compatible with the L19C but could also be a later replacement. It is approached by a flight of steps (top one appears to be stone, with either cement ones or cement rendered brick ones below) flanked by a dwarf brick wall, and retained multi paned timber windows, and also a chimney breast in the interior. It is unclear whether the cast iron fireplace mentioned in the 1996 report still survives, though part of it seems to be visible on one of the internal photographs. Whilst no internal fittings and features relating to the original mortuary use (except perhaps for the fireplace, which appears integral to the original structure) survive, the ceiling lantern (a deliberate design feature to maximise the amount of natural light down on to the mortuary table placed directly below) does, and the plan form and outward appearance of the building is typical of its date and original function.

Around the outside, although its setting has been encroached upon by the nearby bin store and garages, the setting of the main north and east elevations remain largely unencumbered.

In terms of significance, as defined by the NPPF, it retains in my view no archaeological interest and very little artistic interest, unlike the other mortuary that still retains original stained glass windows and patterned tile floor. Given though its strong functional link with the former hospital, and to the people who lived and worked (and died) there, it does retain a relatively high historic interest and communal value. Its highest value is in terms of its architectural interest, as it retains its original structure and appearance, including window and door openings, fabric, roofing, architectural details and rainwater goods, and steps, roof lantern and probably the internal fireplace. Externally it is completely unaltered, though it is arguably unclear as to whether the windows and door have been replaced at some point, but even if they have it has been during the use of the building as part of the hospital, and not particularly recently. Also it has no subsequent extensions built on to it, and survives in its original external form, notwithstanding the historic removal of the internal mortuary fittings, and can still be read for what it was within its setting.

It therefore retains a high architectural interest, a medium historic one, and a low to non-existent artistic and archaeological one.

Impact of the proposals

In terms of the impact of the proposals on the significance and special historic and architectural interest of the building, these can be summarised as:

- a) Removal of the steps and of the door, and the heightening of the latter and installation of a powdered aluminium replacement door
- b) Addition of a bin store on to the front of the main northern elevation
- c) Enlargement / heightening of the two southern windows
- d) Removal of the internal fireplace and chimney breast

The refurbishment / part like for like replacement of the present multi paned timber windows is noted, but it is unclear as to what works are proposed to the distinctive lantern roof light.

The principal impacts, related directly to the residential conversion proposal and the need to have two floors to achieve that, are the removal of the front steps and the lowering /enlargement of the two windows and the doorway. Others, including the demolition of the chimney breast, the replacement of the timber door with an aluminium one and the treatment of the lantern light, could either be removed from the proposals or changed by negotiation (i.e. keep the fireplace and chimney breast and either retain or have a new timber door – consistent with the windows – instead of the aluminium one), or controlled by condition (detail of refurb/treatment of the lantern light). It should also be possible to site a new bin store in a less intrusive location, around the rear somewhere, or possibly negotiate a shared use of the existing communal bin store. However, the principal impacts and harm, represented by the enlarged windows and doorway, and removal of the steps, probably cannot be removed from the proposals.

Conclusions - Harm vs public benefit

In my view the principal harm of the proposals will be to the architectural interest of what is essentially an unaltered and un-extended purpose built late 19C mortuary building, notwithstanding the previous removal of most internal features relating to or contemporary with its original purpose and construction, with the exception of the internal chimney breast and lantern light. Although this level of harm cannot probably be defined as substantial, in that most of the structure will still remain and be repaired etc, it is still harm that has to be weighed (NPPF para 134) against any public benefits of the proposal, including securing its optimum viable use.

For this harm to be acceptable it has to be demonstrated beyond reasonable doubt that the proposed use is the only or optimum viable one available that will secure the future of the building and thus balance the harm caused to its architectural significance in particular by converting and altering the building in the manner proposed.

Currently, given the active consideration of the conversion of the other mortuary to office use, and the increasing fluidity and locational flexibility afforded by IT developments, broadband etc and the potential for home / studio working etc, I do not feel that the proposed residential use is the only or optimum viable one, in terms of balancing the level of harm that would be caused to the significance and special interest of the listed building by the works necessary to achieve it. The PPG also notes that “Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. Public benefits may include heritage benefits, such as: sustaining or enhancing the significance of a heritage asset and the contribution of its setting. “

The current proposals do not conserve or enhance the significance of this particular heritage asset, due to the amount of alteration involved, and this harm has not been clearly and convincingly justified (NPPF para 132) or shown to be outweighed sufficiently by the degree of public benefit that would arise from the creation of a small single dwelling. Therefore the current proposal should be refused because it does not:

- 1) meet the duty under S66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”,
- 2) comply with saved local plan first review policy C2,
- 3) comply with core planning principle No. 10 in the NPPF (section 17), and
- 4) meet the test in para 143 of the NPPF with regard to the balance between harm and public benefit.

Exeter City Council Environmental Health:

The Environmental Health Department recommend that if the application is approved a condition to restrict the hours of demolition and construction should be attached to the consent in order to protect neighbouring residential amenity.

PLANNING POLICIES/POLICY GUIDANCE

National Planning Policy Framework (2012)

Technical Housing Standards - nationally described space standard (2015)

Exeter Local Development Framework Core Strategy (2012)

CP15 - Sustainable design and construction

CP17 - Design and local distinctiveness

Exeter Local Plan First Review 1995-2011 (2005)

C2 - Listed buildings

T2 - Accessibility criteria

T10 - Car parking standards

DG1 - Objectives of urban design

DG4 - Residential layout and amenity

Exeter City Council Development Delivery DPD (2015)

Exeter City Council Residential Design Supplementary Planning Document (2010)

OBSERVATIONS

Assessment of Alternative Uses (other than residential)

Whilst pre-application advice offered to the applicant has spanned over several years. In the most recent discussions the planning officer has made very clear, prior to formal submission, that residential conversion cannot be supported and the reasons behind this were set out very openly and clearly both in person and in writing. The applicant was informed of a very similar change of use application to the opposing Mortuary Building (West) which was refused in 2015 (please see History of Site above). The applicant was also strongly advised to explore the viability of alternative land uses (other than residential), including office/workshop, community use and ancillary residential storage to support an existing dwelling. For example, the building could be utilised as cycle storage for existing tenants and ownership transferred to the freeholder accordingly. The current planning application has been submitted with two brief letters from local estate agents. The content of these letters constitutes a professional opinion as to the redevelopment potential of the building - in the officer's view these letters do not constitute evidence or hold significant weight. Land use viability appraisal should be based on established assessment methods and models, which assess costs against the market value of the new use to derive a level of profitability - this clearly has not been carried out in this instance and so it is impossible for the case officer to understand the viability of alternative uses for the building.

Proposed Use as a Dwelling House

In broad terms, the location of the application site in relation to important services within 1km renders the location of the site suitable in principle for residential development. This view is based on observations drawn by the spatial relationships between the application site and the nearest primary school, major foodstore and public transport modes (serving bus and train services). In this vein, the site lies within 115m of the The Clyst Heath Chapel Nursery, 200m of the Clyst Heath Nursery and Community Primary School, 500m of the Tesco superstore, 150m of the nearest bus stop and 300m of the Digby Train Station. Furthermore, the site also lies within reasonable walking distance of major employment centres including Rydon Lane Retail Park, Pynes Hill and the Sowton Industrial Estate. The contextual characteristics surrounding the application site, low - high density housing, open green space and a peaceful environment would provide suitable conditions for residential conversion and occupation.

The proposed change of use and conversion to residential (C3 - dwelling house) is considered problematic, however, due to the very compact nature of the building, a severe shortage of enclosed outdoor amenity space and the lack of adaptability in the building's

footprint, structure and envelope. Even with the ground floor level reduced and a mezzanine floor added, the total internal floor area falls well short of the nationally described minimum space standard. Given that the building is a nationally significant heritage asset and that these standards are advisory, then it is considered that a 10% shortfall of the minimum standard may be acceptable. However, according to the *Proposed Floor Plans (dwg. no. 1616_P05)* the gross internal floor area measures 6m (D) x 2.9m (W) x2 (2 floors) = 34.8 sqm which includes all storage and circulation space. The closest minimum standard would be 39 sqm and that applies to a 1 bedroom (single person) single storey dwelling. The minimum standard for a 1 bedroom (2 person) 2 storey dwelling is 58 sqm - in the officer's view this is the more relevant minimum standard as the proposed development has 2 floors and provides sufficient space, as is shown on the *Proposed Floor Plans*, to accommodate a double bed capable of accommodating 2 persons. There is also a considerable amount of inflexible space devoted to a single purpose, such as internal cycle storage and the staircase, which therefore detracts from the overall quality and usability of space. The severe shortfall of living space renders the proposed scheme as fundamentally flawed and unacceptable in planning terms. The proposed scheme therefore does not provide a sufficient quantity or quality of living space (either internally or externally) and this would be detrimental to the living conditions of any future occupant or occupants. Additionally, due to the lack of enclosure around the property and the extent of residential development in the immediate area, the internal area of the proposed unit would be somewhat open and exposed to the public realm of Clyst Heath (north and east) and to the hardstanding associated with the garages (west). The proposed outdoor amenity space has no form of enclosure and therefore completely lacks a sense of privacy. The glazing above the front door and the enlarged rear windows would provide some degree of additional natural light but would equally harm privacy for future occupants.

Alterations to a Listed Building/ Designated Heritage Asset

It is considered that while the mortuary building in question lacks archaeological and artistic interest it does offer some historic and communal interest and significant architectural value. Much of its architectural importance is by association with the well preserved and re-used North and South Grange buildings - the whole complex is clearly consistent in age, origin, character and appearance. The photographs of the mortuary building interior show that very few original internal features remain intact as it is now essentially an empty shell there is little in terms of heritage features of significance inside the property. The proposed scheme comprises a plethora of major alterations that have been considered necessary for the creation of residential accommodation - these include removing the front steps, constructing a bin store to the front elevation, lowering the ground floor, inserting glazing above the front door, elongating the rear windows and inserting a first floor. Collectively, it is considered that these alterations would have a dramatic and undesirable impact upon the character and appearance of a Grade II curtilage listed structure.

Impact upon Design/ Character of the Area

It is considered that the use and development as proposed would also detract from the character and appearance of the wider area. The mortuary building in question has a strong public presence and profile and, as such, it is considered that the proposed external alterations are insensitive to the original structure and would result in the building having an adverse visual impact upon the public realm. The extremely limited and exposed outdoor amenity area would likely render the space being intensely and excessively utilised, possibly for outside seating and for hanging out and drying clothing, to the detriment of local visual amenity. Existing residential properties surrounding the application site are either supported by self-contained and substantially larger gardens or share enclosed and well kept communal facilities, such as the communal bin store or open amenity space in and around the North and South Grange complex.

Parking and Accessibility

The proposed dwelling would have no allocated parking and would feature no formal access (from the public highway to the entrance door). It is assumed in the application that a new footpath could be laid out to access the front (and only) entrance from an existing allocated

parking area. This drawing and particular proposal has been disregarded because it is based on land falling outside of the application site, which is not under the ownership of the applicant. A number of objections relate to this point as existing residents in North and South Grange pay annual maintenance charges for the use and upkeep of such communal facilities, including for example parking, landscaping and the communal bin store located immediately south of the application site.

RECOMMENDATION

REFUSE Planning Permission the following reasons:

- 1) The proposal is contrary to Objective 3 and 8 and Policies CP15 and CP17 of the Exeter Local Development Framework Core Strategy, Policies C2, DG1 (c, e and h) and DG4 (b and d) of the Exeter Local Plan First Review 1995-2011 and Chapters 4, 6, 7 and 9 of the 'Residential Design SPD' because:
 - i) by virtue of the poor provision of indoor and outdoor space the building would not provide an acceptable standard of accommodation;
 - ii) by virtue of the poor quantity and quality of outdoor amenity space the proposal would have an unacceptable impact upon public visual amenity and upon neighbouring residential amenity; and
 - iii) by virtue of the internal and external alterations ascribed to residential conversion the proposal would not conserve or enhance the character and appearance of a listed building.

REFUSE Listed Building Consent for the following reason:

- 1) The proposal is contrary to Objective 8 and Policy CP17 of the Exeter Local Development Framework Core Strategy, and Policy C2 of the Exeter Local Plan First Review 1995-2011 because, by virtue of the internal and external alterations ascribed to residential conversion the proposal would not conserve or enhance the character and appearance of a listed building.

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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Exeter Mortuary



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REPORT TO: PLANNING COMMITTEE**Date of Meeting: 26 JUNE 2017****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 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:

- DREF Deemed Refusal
- 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

ANDY ROBBINS
CITY DEVELOPMENT MANAGER

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Exeter City Council

26/06/2017

**All Planning Decisions Made and
Withdrawn Applications Between 11/5/2017 and 15/6/2017**

ALPHINGTON

Application Number: 16/1554/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 17/05/2017
Location: Brittonia Lanes of Devon,, Hennock Road Central, Marsh Barton Trading Estate,
Exeter, EX2
Proposal: Change of use from light industrial / warehousing to D2 Trampoline Park

Application Number: 16/1546/03 **Delegation Briefing:** 02/05/2017 0
Decision Type Permitted **Decision Date:** 18/05/2017 DEL
Location: Bindle Lodge, Perridge Close, Exeter, EX2 9PX
Proposal: Retrospective planning permission sought for single storey side extension, first
floor level roof terrace to SW elevation and balcony over main entrance to front
elevation, external anthracite cladding and alterations to boundary walls.

Application Number: 17/0671/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2017 DEL
Location: 6 Christow Road, Marsh Barton Trading Estate, Exeter, EX2 8QP
Proposal: Construction of 4 non-illuminated signs for Plumbing Trade Services.

Application Number: 17/0234/03 **Delegation Briefing:** 23/05/2017 0
Decision Type Permitted **Decision Date:** 01/06/2017 DEL
Location: Furniture Direct, Retail Park Close, Marsh Barton Road, Marsh Barton Trading
Estate, Exeter, EX2 8LG
Proposal: Change of use of existing building from A1 retail to D2 health and fitness use,
associated works including new cycle parking.

Application Number: 17/0539/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 26/05/2017 DEL
Location: The Cowick Barton Public House, 121 Cowick Lane, Exeter, EX2 9HF
Proposal: New signage

Application Number:	17/0540/07	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	26/05/2017	DEL
Location:	The Cowick Barton Public House, 121 Cowick Lane, Exeter, EX2 9HF			
Proposal:	New signage			

Application Number:	17/0625/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	13/06/2017	DEL
Location:	5 Clapper Brook Lane, Exeter, EX2 8TE			
Proposal:	Variation of condition 2 to approve revised plans for two dwellings (Planning Ref 16/1343/02 granted 18.01.2017)			

Application Number:	17/0775/18	Delegation Briefing:		
Decision Type	Was lawful use	Decision Date:	06/06/2017	DEL
Location:	28 Loram Way, Exeter, EX2 8GG			
Proposal:	Flat roof rear dormer and 3 roof lights to the front.			

DURYARD & ST JAME

Application Number:	17/0728/19	Delegation Briefing:		
Decision Type	Prior Approval Not Required	Decision Date:	09/06/2017	DEL
Location:	Spreytonway, St. Germans Road, Exeter, EX4 6TJ			
Proposal:	Prior approval for the demolition of Spreytonway House and associated outbuildings			

Application Number:	17/0816/06	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	31/05/2017	DEL
Location:	Wembury, New North Road, Exeter, EX4 4AG			
Proposal:	Fell Eucalyptus tree			

Application Number:	17/0642/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	02/06/2017	DEL
Location:	97 Victoria Street, Exeter, EX4 6JG			
Proposal:	Conversion of property from two flats to one single dwelling			

Application Number: 16/1675/03 **Delegation Briefing:** 06/06/2017 0
Decision Type Permitted **Decision Date:** 06/06/2017 DEL
Location: 46 Argyll Road, Exeter, EX4 4RY
Proposal: Two storey rear extension and first floor balcony

EXWICK

Application Number: 17/0807/04 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 18/05/2017 DEL
Location: 172 Gloucester Road, Exeter, EX4 2JB
Proposal: Oak tree in Garden one side has died the tree in the last couple of days is falling to one side... the ground has cracked and fence next to it has broken. Needs to be safely removed before it falls and causes damage

Application Number: 17/0524/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/05/2017 DEL
Location: 11 St. Andrews Road, Exeter, EX4 2AA
Proposal: T1 and T2 - Silver Birch - Crown lift by 6-7m (roadside) and crown lift by 4m (garden side).

Application Number: 17/0565/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/05/2017 DEL
Location: 9 Exwick Villas, Exwick Road, Exeter, EX4 2AS
Proposal: Two storey rear extension

Application Number: 17/0559/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/05/2017 DEL
Location: 1 Ullswater Court, Lakelands Drive, Exeter, EX4 2QB
Proposal: T1 - Swedish White Beam - Crown reduce by 2.4 - 3m.

Application Number: 17/0600/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/06/2017 DEL
Location: 17 Palmerston Drive, Exeter, EX4 2JA
Proposal: First floor side extension

Application Number: 17/0224/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 12/06/2017 DEL
Location: Emmanuel Church, Okehampton Road, Exeter
Proposal: Change of use of redundant Church to use as an Arts Centre and Manager's House

HEAVITREE

Application Number: 17/0842/26 **Delegation Briefing:**
Decision Type Raise No Objection **Decision Date:** 05/06/2017
Location: Bodley House, Wayside Crescent, Exeter, EX1 3LF
Proposal: Prior notification for the adaption of a redundant care home for use as an extension to Ellen Tinkham SEN school, reconfiguration of the on site parking areas with a new access to the public highway.

Application Number: 17/0712/06 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 08/06/2017 DEL
Location: Flat 5, Clystlands, Fore Street, Heavitree, Exeter, EX1 2QQ
Proposal: T1 - Cedar and T2 - Evergreen Oak - Fell
T3 to T8 - Evergreen Oak reduce by 60%

Application Number: 17/0798/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 06/06/2017 DEL
Location: 122 Whipton Lane, Exeter, EX1 3DL
Proposal: Single storey rear extension

Application Number: 17/0648/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 8 Sherwood Close, Exeter, EX2 5DX
Proposal: Two storey extension to dwelling

Application Number: 17/0717/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 85 Fore Street, Heavitree, Exeter, EX1 2RN
Proposal: Re-pollard 1 Lime Tree and reduce 7 Poplars Trees to establish 0.4 metre clearance from lights.

Application Number: 17/0718/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 26/05/2017 WLU
Location: 82 Park Road, Exeter, EX1 2HT
Proposal: Certificate of Lawfulness for existing use as C4 HMO

Application Number: 17/0685/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 16 Endfield Close, Exeter, EX1 3BB
Proposal: Single storey side and rear extension to an existing detached property including conversion of an existing garage.

Application Number: 17/0594/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2017 DEL
Location: 41 East Avenue, Exeter, EX1 2DX
Proposal: Ground floor rear and side extension

Application Number: 17/0658/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/05/2017 PER
Location: 22 Madison Avenue, Exeter, EX1 3AH
Proposal: Replacement front porch extension

Application Number: 17/0774/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2017 DEL
Location: 1 & 2 Heavitree Park, Exeter, EX1 3BP
Proposal: Evergreen Oak - Pollard to previous points

mc

Application Number: 17/0799/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 05/06/2017 DEL
Location: 9 Lower Avenue, Exeter, EX1 2PR
Proposal: Single storey rear extension

MINCINGLAKE & WHII

Application Number: 17/0471/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/06/2017 DEL
Location: 17 Fairfield Avenue, Exeter, EX4 8EL
Proposal: Single storey rear extension and partial raising of shared boundary wall.

NEWTOWN & ST LEOI

Application Number: 17/0447/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 01/06/2017 DEL
Location: St. Matthews Church Hall, Lower Summerlands, Exeter, EX1
Proposal: Minor alterations and refurbishment including the construction of an accessible ramp and steps to the main entrance.

Application Number: 17/0285/03 **Delegation Briefing:** 06/06/2017 0
Decision Type Permitted **Decision Date:** 06/06/2017 DEL
Location: 2 Buckerell Avenue, Exeter, EX2 4RA
Proposal: 2 storey rear extension

Application Number: 17/0327/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/06/2017 DEL
Location: Lahill, Matford Road, Exeter, EX2 4PE
Proposal: Proposed front door canopy and proposed cladding & render to replace existing brick & tile hanging

Application Number: 17/0630/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/05/2017 DEL
Location: 26 Gras Lawn, Exeter, EX2 4RZ
Proposal: Alterations to windows and doors on north elevation

Application Number: 17/0771/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/05/2017 DEL
Location: 4 Clifton Hill, Exeter, EX1 2DL
Proposal: Fell T1 Silver Birch, located in Belmont conservation area.

Application Number: 17/0723/18 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 31/05/2017
Location: 1 Fairpark Road, Exeter, EX2 4HL
Proposal: Change of use back to former use as dwelling house.

Application Number: 17/0735/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 24/05/2017 DEL
Location: 9 Lucas Avenue, Exeter, EX4 6LZ
Proposal: Certificate of Lawfulness to use the property for let for four students.

Application Number: 17/0638/39 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2017 DEL
Location: 26 Jennifer Close, Exeter, EX2 4RB
Proposal: Notification of a proposed larger home rear extension measuring 4m (D) x 3.8m (H).

Application Number: 17/0672/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 18/05/2017 DEL
Location: 26 Jennifer Close, Exeter, EX2 4RB
Proposal: Loft conversion, with rear dormer and 2 front velux windows.

Application Number: 17/0699/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/05/2017 DEL
Location: 12 Spicer Road, Exeter, EX1 1SY
Proposal: Robina - prune back to boundary

Application Number: 17/0602/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 22/05/2017 DEL
Location: 40 East John Walk, Exeter, EX1 2EP
Proposal: Certificate of lawfulness for existing use as C4 HMO

Application Number:	17/0546/05	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/05/2017	DEL
Location:	160 Sidwell Street, Exeter, EX4 6RR			
Proposal:	Various illuminated fascias and projecting signs			

Application Number:	17/0547/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/05/2017	DEL
Location:	160 Sidwell Street, Exeter, EX4 6RR			
Proposal:	Removal of existing pairs of auto entrance doors and replace with manual opening doors - 2no. sets			

Application Number:	17/0596/37	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/05/2017	DEL
Location:	Land adj 16, Barnardo Road, Exeter, EX2			
Proposal:	Non material amendment to planning permission 15/0661/03 for revised entrance canopy design and frontage external works as shown on dwg. nos. 1401/102 Rev D received 11 April 2017 and 1401/104 Rev D, 1401/105 Rev D, 1401/106 Rev F and 1401/107 Rev E received 11 May 2017.			

Application Number:	17/0812/05	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	24/05/2017	DEL
Location:	15 Barnfield Road, Exeter, EX1 1RR			
Proposal:	1 no. post and panel sign and 3 no. fascia signs.			

Application Number:	17/0442/07	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	07/06/2017	DEL
Location:	14 Albion Place, Exeter, EX4 6LH			
Proposal:	En-suite in bedroom			

Application Number:	17/0682/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	05/06/2017	DEL
Location:	5 Gras Lawn, Exeter, EX2 4RZ			
Proposal:	Bi-fold doors on rear elevation			

Application Number:	17/0677/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	13/06/2017	DEL
Location:	12 Leighdene Close, Exeter, EX2 4PN			
Proposal:	Single storey extension to front and two storey extension to rear			

Application Number:	17/0748/39	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	09/06/2017	DEL
Location:	13 Lucas Avenue, Exeter, EX4 6LZ			
Proposal:	Single storey rear extension Depth up to 4.7 metres Height 2.8 metres Height to eaves 2.6 metres			

Application Number:	17/0785/06	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/06/2017	DEL
Location:	33 St. Leonards Road, Exeter, EX2 4LR			
Proposal:	Holm Oak - Crown lift up to 8m			

Application Number:	17/0577/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	09/06/2017	DEL
Location:	81 Heavitree Road, Exeter, EX1 2LX			
Proposal:	Construction of garage attached to the NW side of building			

Application Number:	17/0452/03	Delegation Briefing:	06/06/2017	0
Decision Type	Permitted	Decision Date:	14/06/2017	DEL
Location:	1 Dean Street, Exeter, EX2 4HH			
Proposal:	Three storey rear extension			

Application Number:	17/0459/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/06/2017	DEL
Location:	79 Heavitree Road, Exeter, EX1 2HZ			
Proposal:	Variation of Condition 2 - substitute new list of amended and additional drawings and Condition 3 - delete the condition entirely or delete the words "centralised space heating and" in the first sentence if provision for future connection of hot water system only is regarded as essential to planning.			

PENNSYLVANIA

Application Number: 17/0523/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/06/2017 DEL
Location: 18 Rosebarn Avenue, Exeter, EX4 6DY
Proposal: Ground and first floor rear extension

Application Number: 17/0751/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 15/06/2017 DEL
Location: 109 Monks Road, Exeter, EX4 7BQ
Proposal: Certificate of Lawfulness for existing use of a C4 HMO from a C3 dwellinghouse, established use since 2002.

Application Number: 17/0818/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/06/2017 DEL
Location: Beech House, Beech Avenue, Exeter, EX4 6HE
Proposal: Conifers on southern garden boundary, reduction in height to 8 metres.

Application Number: 17/0858/18 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 09/06/2017
Location: 28 Pinhoe Road, Exeter, EX4 7HL
Proposal: Use of property as a HMO

Application Number: 17/0564/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2017 DEL
Location: Seven Gables, Beech Avenue, Exeter, EX4 6HE
Proposal: Demolition of single storey rear extension and construction of sun room and utility room on larger foot print

Application Number: 17/0676/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 192 Pennsylvania Road, Exeter, EX4 6DZ
Proposal: Construction of replacement conservatory to the rear of the property

Application Number: 17/0678/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 2 Margaret Road, Exeter, EX4 7DH
Proposal: Two storey side extension

Application Number: 17/0612/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 5 Collins Road, Exeter, EX4 5DQ
Proposal: To remove the garage and build a two storey extension.

PINHOE

Application Number: 17/0588/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 31/05/2017 DEL
Location: 7 Vennybridge, Exeter, EX4 8JF
Proposal: Construction of a single-storey rear extension

Application Number: 17/0388/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 25/05/2017 DEL
Location: 3 Oak Close, Pinhoe, Exeter, EX4 8HP
Proposal: Alterations to existing single storey extension and construction of larger extension to the rear to provide a larger lounge diner

Application Number: 17/0637/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/05/2017 DEL
Location: Unit 2, Grenadier Road, Exeter Business Park, Exeter, EX1
Proposal: Installation of backup generator and associated fencing

Application Number: 17/0601/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/05/2017 PER
Location: 15 Causey Lane, Exeter, EX1 3SE
Proposal: Single storey side extension.

Application Number:	17/0530/05	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	11/05/2017	DEL
Location:	Land adj Pinhoe Hoard Public House, Pinhoe Road, Exeter, EX4 8EW			
Proposal:	Erection of corporate signage to safety hoarding, 4 freestanding sign boards and 8 flags on flagpoles.			

Application Number:	17/0306/03	Delegation Briefing:	06/06/2017	0
Decision Type	Permitted	Decision Date:	08/06/2017	DEL
Location:	Land at rear of 29 Station Road, Pinhoe, Exeter, EX1			
Proposal:	Dwelling			

Application Number:	16/1576/01	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/06/2017	COM
Location:	Land at Home Farm, Church Hill, Pinhoe, Exeter, EX4			
Proposal:	Outline application for the phased development of up to 120 dwellings (C3) with associated infrastructure and open space (all matters reserved for future consideration apart from access)			

PRIORY

Application Number:	17/0660/03	Delegation Briefing:	06/06/2017	0
Decision Type	Permitted	Decision Date:	07/06/2017	DEL
Location:	23 Exe Vale Road, Exeter, EX2 6LF			
Proposal:	Single and two storey side extension			

Application Number:	17/0325/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	22/05/2017	DEL
Location:	143 Chestnut Avenue, Exeter, EX2 6DW			
Proposal:	Side elevation porch and to the rear new decking and covered patio area.			

Application Number:	17/0563/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	18/05/2017	DEL
Location:	17 Dryden Road, Exeter, EX2 5BS			
Proposal:	Demolish existing side utility room, and rear attached store and cloakroom, replace with single storey side and rear extension and creation of front parking area.			

Application Number: 17/0491/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/06/2017 DEL
Location: 14 Gate Reach, EXETER, EX2 6GA
Proposal: Construction of a white PVCu conservatory at the rear of the property, the proposed conservatory will measure externally 3660mm wide x 3700mm projection x 2100 eaves height x 3164mm ridge height.

ST DAVIDS

Application Number: 17/0453/03 **Delegation Briefing:** 18/04/2017 0
Decision Type Permitted **Decision Date:** 25/05/2017 COM
Location: Land adj, Piazza Terracina, Haven Road, Exeter, EX2
Proposal: Construction of a single storey flat roof pavilion restaurant.

Application Number: 17/0379/03 **Delegation Briefing:** 18/04/2017 0
Decision Type Permitted **Decision Date:** 24/05/2017 DEL
Location: 18 Cathedral Yard, Exeter, EX1 1HE
Proposal: Clear site and rebuild behind retained facade of 18 Cathedral Yard to create 5 new apartments and ground floor retail unit

Application Number: 17/0380/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/05/2017 DEL
Location: 18 Cathedral Yard, Exeter, EX1 1HE
Proposal: Clear site and rebuild behind retained facade of 18 Cathedral Yard to create 5 new apartments and ground floor retail unit

Application Number: 17/0631/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/06/2017 DEL
Location: 9 and 10 Bartholomew Terrace, Exeter, EX4 3BW
Proposal: Roof hatch on front elevation and alterations to outbuilding

Application Number: 17/0680/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/06/2017 DEL
Location: 16 Palace Gate, Exeter, EX1 1JA
Proposal: Addition of en-suite to ground floor bedroom

Application Number:	17/0736/05	Delegation Briefing:	
Decision Type	Withdrawn by Applicant	Decision Date:	30/05/2017
Location:	17 Dix's Field, Exeter, EX1 1UZ		
Proposal:	600mm x 600mm double sided aluminium hanging sign 40mm deep, stove enamelled to Pantone 113c yellow with red savills lettering both sides. Additional 2no black round aluminium trough lights to bracket.		
Application Number:	16/1509/07	Delegation Briefing:	02/05/2017 0
Decision Type	Permitted	Decision Date:	19/05/2017 DEL
Location:	Royal Albert Memorial Museum, Queen Street, Exeter, EX4 3RX		
Proposal:	Removal of existing platform lift and installation of replacement cabin lift to Queen Street elevation		
Application Number:	17/0100/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	12/05/2017 DEL
Location:	83-84, Queen Street, Exeter, EX4 3RP		
Proposal:	Removal of canopy above rear door		
Application Number:	17/0595/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	09/06/2017 DEL
Location:	3 Northernhay Street, Exeter, EX4 3ER		
Proposal:	Replacement of top floor windows at front of house, like for like, and restoration of 3 middle floor windows.		
Application Number:	17/0543/03	Delegation Briefing:	06/06/2017 0
Decision Type	Permitted	Decision Date:	08/06/2017 DEL
Location:	Exeter College of Further Education, Hele Road, Exeter, EX4 4JS		
Proposal:	Installation of plantroom containing replacement gas fired boilers for College campus with stainless steel flue on north elevation of Laurence Building and alterations to existing plantroom to covert to shed including removal of flues on roof.		
Application Number:	17/0571/40	Delegation Briefing:	
Decision Type	Prior Approval Not Required	Decision Date:	13/06/2017 DEL
Location:	Linacre House, Southernhay Gardens, Exeter, EX1 1UG		
Proposal:	Conversion to 24 residential units		

Application Number:	17/0575/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	13/06/2017 DEL
Location:	177-181, Fore Street, Exeter, EX4 3AX		
Proposal:	Remove section of shop front & installation of new shop front, including a pair of manual double entrance doors & a manual single exit door.		

Application Number:	17/0576/05	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	13/06/2017 DEL
Location:	177-181, Fore Street, Exeter, EX4 3AX		
Proposal:	New signage for Poundworld Plus - Installation of 1 no. internally illuminated fascia sign & 1 no. internally illuminated projection sign.		

Application Number:	17/0694/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	09/06/2017 DEL
Location:	3 Central Station Buildings, Queen Street, Exeter, EX4 3SB		
Proposal:	Alteration to shopfront		

Application Number:	17/0834/18	Delegation Briefing:	
Decision Type	Was lawful use	Decision Date:	05/06/2017 DEL
Location:	50 Bonhay Road, Exeter, EX4 4JD		
Proposal:	Single storey rear extension and a loft conversion including a rear dormer.		

Application Number:	17/0341/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	14/06/2017 DEL
Location:	41-42, High Street, Exeter, EX4 3DJ		
Proposal:	Remedial works to repair fire damage.		

Application Number:	17/0450/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	07/06/2017 DEL
Location:	177-181, Fore Street, Exeter, EX4 3AX		
Proposal:	Change of use of parts of ground, first and second floors of the building from retail (Use Class A1) to gym (Use Class D2), creation of additional pedestrian entrance on southeast (Fore Street) elevation and other minor external alterations.		

Application Number: 17/0093/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 08/06/2017 DEL
Location: 6a, Colleton Crescent, Exeter, EX2 4DG
Proposal: Remedial works to repair existing staircase

ST LEONARDS

Application Number: 16/0435/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 18/05/2017
Location: Claremont Lodge, Claremont Grove, Exeter, EX2 4LY
Proposal: Two storey extension with internal alterations.

Application Number: 16/0436/07 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 18/05/2017
Location: Claremont Lodge, Claremont Grove, Exeter, EX2 4LY
Proposal: Two storey extension with internal alterations.

ST LOYES

Application Number: 17/0542/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 18/05/2017 DEL
Location: 13 Bishops Way, EXETER, EX2 7PF
Proposal: Construction of conservatory to rear elevation.

Application Number: 17/0614/39 **Delegation Briefing:**
Decision Type Prior Approval Not Required **Decision Date:** 18/05/2017 DEL
Location: 37 Broadfields Road, Exeter, EX2 5RF
Proposal: Single storey rear extension
Depth 4 metres
Height 3 metres
Height to eaves 3 metres

Application Number: 17/0688/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 02/06/2017 DEL
Location: 6 Grecian Way, Exeter, EX2 5PF
Proposal: First floor extension for bedroom with en suite bathroom above existing garage.

ST THOMAS

Application Number: 17/0752/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 26/05/2017 DEL
Location: 47 Union Street, Exeter, EX2 9BA
Proposal: Rear dormer extension as part of loft conversion.

Application Number: 17/0758/18 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 05/06/2017 DEL
Location: 4 Sydney Road, Exeter, EX2 9AJ
Proposal: Partial removal of existing rear single storey extension and replacement single storey extension constructed.

Application Number: 17/0362/03 **Delegation Briefing:** 23/05/2017 0
Decision Type Permitted **Decision Date:** 24/05/2017 DEL
Location: 25 Manor Road, Exeter, EX4 1EN
Proposal: Change of use from class B1 offices to tattoo studio (Sui Generis)

Application Number: 17/0763/06 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 19/05/2017
Location: 35 Queens Road, Exeter, EX2 9EP
Proposal:

Application Number: 17/0029/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/06/2017 DEL
Location: 75 Old Vicarage Road, Exeter, EX2 9BL
Proposal: Alterations to garage

Application Number: 17/0786/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 09/06/2017 DEL
Location: 12 Sydney Road, Exeter, EX2 9AJ
Proposal: T1 Bay; cut to ground level.

TOPSHAM

Application Number:	17/0138/03	Delegation Briefing:		
Decision Type	Refuse Planning Permission	Decision Date:	09/06/2017	DEL
Location:	9 Old Rydon Ley, Exeter, EX2 7UA			
Proposal:	Ground floor rear extension			

Application Number:	17/0289/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	09/06/2017	DEL
Location:	43 Monmouth Street, Topsham, Exeter, EX3 0AJ			
Proposal:	Alterations and extension to sail loft			

Application Number:	17/0856/18	Delegation Briefing:		
Decision Type	Was lawful use	Decision Date:	07/06/2017	DEL
Location:	8 Retreat Road, Topsham, Exeter, EX3 0LF			
Proposal:	Single storey extension			

Application Number:	17/0237/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	05/06/2017	DEL
Location:	6 Bridge Road, Exeter, EX2 7BA			
Proposal:	Loft conversion with rear dormers, single storey rear extension and porch			

Application Number:	17/0623/03	Delegation Briefing:	02/05/2017	0
Decision Type	Permitted	Decision Date:	22/05/2017	PER
Location:	47 The Strand, Topsham, Exeter, EX3 0AS			
Proposal:	Provision of summerhouse in rear garden			

Application Number:	17/0603/39	Delegation Briefing:		
Decision Type	Prior Approval Not Required	Decision Date:	18/05/2017	DEL
Location:	136 Lower Wear Road, Exeter, EX2 7BD			
Proposal:	Single storey rear extension Depth 4.6 metres Height 3 metres Height to eaves 3 metres			

Application Number:	17/0744/37	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	18/05/2017 DEL
Location:	36 Higher Shapter Street, Topsham, Exeter, EX3 0AW		
Proposal:	Non-material amendment to planning permission 16/1543/03 to set the building back a further 500mm from the road, reduce the size of the window above the front door, amendments to side elevation windows and additional solar panels on rear roof slope		
Application Number:	17/0597/21	Delegation Briefing:	
Decision Type	Prior Approval Not Required	Decision Date:	18/05/2017 DEL
Location:	Countess Wear Roundabout, Countess Wear Road, Exeter, EX2		
Proposal:	Telecommunications installation upgrade and associated works		
Application Number:	17/0784/26	Delegation Briefing:	
Decision Type	Raise No Objection	Decision Date:	26/05/2017
Location:	South West Water Plc, Bridge Road, Exeter, EX2 7AA		
Proposal:	Proposed UV Disinfection Motor Control Centre Building		
Application Number:	17/0649/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	24/05/2017 DEL
Location:	59 Somerville Crescent, EXETER, EX2 7GD		
Proposal:	Retrospective planning application for construction of conservatory.		
Application Number:	17/0651/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	02/06/2017 DEL
Location:	17 Higher Wear Road, Exeter, EX2 7EL		
Proposal:	Two storey side extension and a single storey rear extension		
Application Number:	17/0654/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	02/06/2017 DEL
Location:	502 Topsham Road, Exeter, EX2 7AJ		
Proposal:	Single storey rear extension		

WHIPTON BARTON

Application Number:	15/1131/01	Delegation Briefing:	13/09/2016	0
Decision Type	Permitted	Decision Date:	08/06/2017	DEL
Location:	Land at Hollow Lane, Exeter			
Proposal:	Outline planning application for upto 4 dwellings and associated infrastructure with all matters reserved for future consideration, save means of access.			

Total Number of Decisions Made:	114
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Local Government (Access to Information) 1985 (as amended)

Background papers used in compiling the report:

Files of Planning Applications available for inspection from:

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

Telephone No: 01392 265223

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 26 JUNE 2017

Report of: City Development Manager

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 Two decisions have been received since the last report.

Application Ref: 16/0076/03 - Land between Nos 39-41 Toronto Road

This appeal follows unsuccessful application Ref 14/4657/03 which was for a 3 storey building of 5 apartments. The application had been refused on the grounds that the site was not large enough to accommodate the proposed development, and as a consequence it would result in:

- A poor standard of amenity for neighbours
- A poor quality of amenity for future occupiers
- A potential impact on health of a protected tree within a conservation area
- Failure to protect and enhance biodiversity on site

This latest application sought permission for demolition of the garages to be replaced by a 2 storey development of 6 apartments.

The Inspector considered that the main issues were:

- 1) whether or not the apartments proposed would provide for suitable living conditions for their intended future occupants,
- 2) the effect of the proposal on the living conditions of the occupants of nearby properties with particular regard to outlook and privacy,
- 3) the effect of the proposal on the character and appearance of the area, and
- 4) the effect of the proposal on the efficient operation of Toronto Road.

In respect of each of these four issues, he concluded that:

- 1) the apartments would not provide sufficient or suitable internal or external outside space. Furthermore, the sense of enclosure within the ground floor flats would not represent high quality design. He therefore concluded that the apartments proposed would fail to provide for suitable living conditions for their intended future occupants.
- 2) the proposal would, by reason of overlooking, adversely affect the privacy of the occupants of Laurel Cottage, which adjoins the site.
- 3) by reason of the potential loss of a large mature lime tree near to the site, the proposal may harm the character and appearance of the area, including that of the Belmont Conservation Area
- 4) by reason of the width of this part of Toronto Road, and increased pressure on parking, the proposal would have some degree of adverse effect in respect of the efficient operation of Toronto Road.

In respect of ecology, the Inspector felt that he could not conclude that the proposal would be acceptable, but he felt this issue to be neutral and would not have justified dismissal of the appeal if all other issues were found to be acceptable.

In concluding remarks, the Inspector accepted that the proposal would result in an addition to housing stock of 6 new dwellings, making use of an existing utilitarian garage block. The proposal would further result in social and economic benefits in supporting employment during construction, and as future occupants would make use of local services and facilities.

However, in his view, the benefits in respect of 6 new homes would be modest, particularly relative to the scale of housing growth in Exeter set out in policy CP1 of the Core Strategy. Moreover the support accorded to housing via the Council's planning policies is not at the expense of ensuring that all dwellings integrate appropriately with their surroundings. Consequently the harm that would result in respect of the main issues in this case would clearly outweigh the benefits of the proposal.

Accordingly the appeal was dismissed.

Application No: 16/1666/05 – Evans Halshaw, Silverton Road

This application sought a freestanding V shaped board sign has been dismissed.

The sign was refused due to size, siting and design being detrimental to the surrounding streetscene. Each side of the sign measures approx. 6.3m by 5m and is significantly higher and larger than other neighbouring signs.

The Appellant argued that there are several other dealerships in the area all of which have large, illuminated, free standing signs and that the appeal sign is not any more or less intrusive than these other signs. He also stated that the size of the sign is necessary to enable the Appellant's dealership, which is bringing much needed new employment to the area, to be seen over shrubbery and trees.

The Inspector stated that its height and size would appear out of place both in relation to neighbouring signs, for example, the signage for the Medical Eye Clinic on the opposite side of Silverton Road; and to the scale of the landscaping both on and surrounding the site. It would therefore be unduly prominent within the streetscene. Although the sign was not illuminated at the time of his visit, lighting would reinforce its prominence and visual impact. On the basis of the above considerations he concluded that the sign would be harmful to the character and appearance of the surrounding area.

The Inspector considered that a smaller sign, more in keeping with the nearest neighbouring signs, would be clearly seen in this landscaped context and that the size of the existing appeal sign was not necessary in order to be seen. He was not persuaded by any evidence that such a large sign was necessary to bring employment to the site.

4. New Appeals:

4.1 Two new appeals have been received:

2 Lymeborne Avenue, Exeter. EX1 3AU – Application Ref: 16/1390/03
Retrospective application for first floor extension to garage/outbuilding

3 Lymeborne Avenue, Exeter, EX1 3AU – Application Ref: 16/1391/03
Retrospective application for first floor extension to garage/outbuilding

CITY DEVELOPMENT MANAGER

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. Tel: 01392 265275

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