

PLANNING

Date: Monday 2 October 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

To pass the following resolution:-

RECOMMENDED that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for item 10 on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 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. 17/1091/RES - Land North of Exeter Road and adjacent to Topsham Rugby Club, Exeter Road

To consider the report of the City Development Manager.

(Pages 5 -
16)

5 Planning Application No. 17/1106/RES - Land North of Exeter Road and adjacent to Topsham Rugby Club, Exeter Road

To consider the report of the City Development Manager.

(Pages 17
- 30)

6 Planning Application No. 17/0750/FUL - The King Billy, 26-28 Longbrook Street, Exeter

To consider the report of the City Development Manager.

(Pages 31
- 44)

7 List of Decisions Made and Withdrawn Applications

To consider the report of the City Development Manager.

(Pages 45
- 66)

8 Appeals Report

To consider the report of the City Development Manager.

(Pages 67
- 68)

9 SITE INSPECTION PARTY

To advise that the next Site Inspection Party will be held on Tuesday 17 October 2017 at 9.30 a.m. The Councillors attending will be Bialyk, Harvey and Sutton.

Part II : Item suggested for discussion with the press and public excluded

10 Article 4 Report

To consider the report of the City Development Manager.

(Pages 69
- 82)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 30 October 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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ITEMNO.**COMMITTEE DATE:** 02/10/2017**APPLICATION NO:**

17/1091/RES

APPLICANT:

Mr DAVID MATTHEWS

PROPOSAL:

Approval of details for 54 dwellings, public open space, landscaping and associated highways and drainage infrastructure, i.e. for reserved matters of layout, scale, appearance and landscaping (Pursuant to outline planning permission granted on 27th April 2016, reference 14/2066/01).

LOCATION:

Land To North Of Exeter Road And Adjacent To Topsham Rugby Club

REGISTRATION DATE:

23/06/2017

EXPIRY DATE:**HISTORY OF SITE**

14/2066/01 - Phased development of a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. This application was granted on appeal by Inspector's decision letter dated 27th April 2016 following a Public Inquiry.

15/0222/01 - Phased development of a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. Duplicate application awaiting withdrawal.

17/1106/RES - Reserved matters application (pursuant to outline permission granted on 27th April 2016, ref 14/2066/01) for approval of the layout, scale, appearance and landscaping of the Care Home and Assisted Living Apartments. Currently under consideration.

DESCRIPTION OF SITE/PROPOSAL

The application site comprises part of a 3.14 hectare parcel of land situated on the north side of Exeter Road which has the benefit of outline planning permission for development (Ref 14/2066/01). The whole site is bounded by Topsham Rugby Club to the southeast, existing residential properties and Newcourt Road to the northeast, further open land to the northwest and Exeter Road to the southwest. The land is currently in agricultural use with an associated field gate providing access from Exeter Road. The site slopes gently from the highest point in the north of the site down to the boundary with Exeter Road.

The part of the site comprised in this reserved matter application includes the access into the site from Exeter Road and the north and west part of the overall site, excluding the SE corner which is the subject of a separate 'reserved matter' application for the 'assisted living dwellings' and care home elements of the outline consent.

This reserved matters application seeks approval for the detailed plans relating to the internal road layout within the site and the layout, appearance, landscaping and scale of the non-care residential element of the overall development. This comprises 54 dwellings with associated gardens, parking and open space and includes the new road junction approved at the outline stage. From this new junction, a central access road will lead into the site serving both the

dwelling proposed in this application, but also facilitating access to the Care Home and Assisted Living dwellings which formed part of the outline approval and are subject of a separate 'reserved matters' application. The proposal incorporates a 3m wide shared pedestrian/cycle path between Exeter Road and Newcourt Road.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by the following supporting documents –

- Design and Access Statement
- Non-technical Drainage Statement, and
- Drainage & SuDS Maintenance Plan

REPRESENTATIONS

54 letters of objection have been received (including representation from the Topsham Society) raising the following issues –

- Change away from age-restricted dwellings is contrary to basis of appeal decision and thereby will fail to address significant need for accommodation for older sector of population, and result in greater traffic generation.
- Strain on local amenities/infrastructure
- Ecological impact
- Need is for more affordable housing for young people not luxury housing
- Too close to adjoining properties
- Inadequate access
- Inadequate parking
- Highway impact/increased congestion
- Loss of light
- Loss of privacy/overlooking
- Overdevelopment – high density, height of buildings
- Out of keeping with character of area, inappropriate architecture (bland), eyesore
- Increased danger of flooding – drainage insufficient capacity in existing system
- Loss of open land separating Topsham from Exeter
- Affordable housing provision inadequate
- Increased pollution
- Inappropriate mix of luxury housing and care home
- Lack of open space within development
- Contrary to Local Plan
- Loss of agricultural land
- Houses adjoining Newcourt Road too high
- Proposal doesn't conform to wishes of residents
- Lack of bungalows
- Timing of submission deliberate attempt to circumvent public representation (i.e. during main holiday period)
- Impact of access to site upon National Cycle Route along main road – needs to give priority to pedestrians/cyclists

- Detailed design of proposed shared use path between Exeter Road and Newcourt Road
– needs to extend full distance beyond current red line

CONSULTATIONS

Devon & Somerset Fire Service – No objection but highlight need to comply with emergency vehicle requirement of Building Regulations. Having examined the submitted plans with the Building Control team it has been established that the layout poses no fundamental issues with regard to meeting the requirements of the Building Regulations in terms of Emergency Vehicle access.

Environmental Health – Identify that site is within a Smoke Control Area and resultant limitations of smoke emission from domestic fires and solid fuel boilers.

DCC (Lead Local Flood Authority) - At this stage, we object to this planning application because we do not believe that it satisfactorily conforms to Policy CP12 (Flood Risk) of Exeter City Council's Core Strategy (2012) which requires all developments to mitigate against flood risk and utilise sustainable drainage systems, where feasible and practical. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Police Architectural Liaison Officer – No comments received.

Natural England – No comments received.

RSPB – No comments received.

County Head of Planning, Transportation and Environment (Highways) – No objections and comments as follows –

“The application is for the approval of reserved matters for 54 dwellings at the land to the north of Exeter Road. Outline consent was previously granted for this site in 2016.

Internal Roads

The onsite layout incorporates best practice design philosophies from Manual for Streets to promote low vehicle speeds and safer environment for vulnerable users. This includes small build outs restricting road width; thereby encouraging drivers to negotiate the street scene slowly and safely. Raised tables using a change of material are also shown, acting as a calming feature and providing pedestrian priority – this is acceptable in principle, however I believe a vertical deflection is just as effective as a change in surface. Nevertheless, materials used and associate specifications can be agreed with the local highway authority under a suitable agreement (Section 38 of Highways Act 1980).

In addition, the applicant has provided tracking diagrams (for refuge vehicles), giving confidence that suitable room has been left to turn on site. It is recommended that the road adjacent to plots 39 to 40 should be built to the boundary.

The access road also serves the adjoining development (immediately east of the site), which comprises of a 60 bed residential care home and a 47 bed assisted living block. It is recommended that pedestrian and cyclists have priority over vehicles at all access points – a raised table is suggested at the access with the care home/ 47 apartment assisted living car park. Details relating to these measures can be discussed during the S38 process.

Pedestrian and Cycling Access

The proposed shared use path along the western side of the site is welcomed, ensuring a high level of pedestrian/cycling permeability. The applicant is recommended to include a chamfer at either end of the shared use path (i.e. onto Newcourt Road to the north and Exeter Road to the south), to ensure visibility for pedestrians and cyclists.

The submitted site access onto Exeter Road does not conform to the site access conditioned in outline consent. The vehicular access should be raised, giving priority to pedestrians and cyclists (as shown on drawing 4051 Revision B); suitable visibility splays should also be sought where the footway/cycleway meets Exeter Road.

The access works will disrupt the existing section of National Cycle Network 2 that is very well used, particularly during the summer. The applicant is reminded that a method for providing safe route for pedestrians and cyclists during the construction phase is ensured (conditioned in the outline consent).

On site facilities

The layout of the parking spaces annotated on the site layout plans is acceptable, but the applicant is reminded that the number of car parking standards should comply with the Residential Design SPD. Similarly, the appropriate levels of cycle parking are set out in chapter 5 of the ECC Sustainable Transport Supplementary Planning document should also be adhered to – it is noted that some properties do not have garages and that a facility for suitable cycle parking needs to be accommodated.”

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Exeter Local Development Framework Core Strategy 2012

CP1 – The Spatial Approach

CP3 – Housing Distribution

CP4 – Density

CP5 – Meeting Housing Needs

CP7 – Affordable Housing

CP9 – Transport

CP11 – Pollution and Air Quality

CP12 – Flood Risk

CP14 – Renewable and Low Carbon Energy in New Development

CP15 – Sustainable Construction

CP16 – Green Infrastructure
CP17 – Design and Local Distinctiveness
CP18 – Infrastructure
CP19 - Strategic Allocations

Exeter Local Plan First Review 1995-2011 Saved Policies

AP1 – Design and Location of Development
AP2 – Sequential Approach
H1 – Search Sequence
H2 – Location Priorities
H5 – Diversity of Housing
H7 – Housing for Disabled People
T1 – Hierarchy of Modes
T2 – Accessibility Criteria
T3 – Encouraging Use of Sustainable Modes
T5 – Cycle Route Network
T9 – Access to Buildings by People with Disabilities
T10 – Car Parking Standards
C5 – Archaeology
LS1 – Landscape Setting
LS4 – Local Nature Conservation Designations
EN2 – Contaminated Land
EN4 – Flood Risk
EN5 – Noise
DG1 – Objectives of Urban Design
DG4 – Residential Layout and Amenity
DG5 – Provision of Open Space and Children’s Play Areas
DG6 – Vehicle Circulation and Car Parking in Residential Development
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.

DD9 - Housing on unallocated sites
DD21 - Accessibility and sustainable movement
DD30 - Protection of landscape setting areas

Exeter City Council Supplementary Planning Documents

Planning Obligations SPD
Affordable Housing SPD
Sustainable Transport SPD
Trees in Relation to Development SPD
Archaeology and Development SPD

OBSERVATIONS

As this application constitutes a 'reserved matters' application, with the principle of development being established via the outline consent granted on appeal following a Public Inquiry, the main

considerations relate to detailed matters in respect of the design/layout/amenity standards, transportation matters (apart from the design of the access into the site from Exeter Road which was approved as part of the outline consent), conformity with the outline consent and affordable housing provision.

Background – age restriction

The outline consent granted on appeal (ref 14/2066/01) comprised a development including a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. The development has been split into 2 separate 'reserved matters' applications, this one covering the residential dwellings and a separate application relating to the Care Home and Assisted Living accommodation which is also on this agenda for consideration (Ref 17/1106/RES).

At the time of the outline application the dwelling element of the scheme was put forward as age restricted housing, and the legal agreement put forward at the Public Inquiry was intended to control this matter and the provision of affordable housing. However, the legal agreement fails to define the actual age restriction in relation to the occupancy of this element of the scheme and in light of this the legal advice is that an age restriction would be unenforceable. In practical terms this makes little difference as the internal and external amenity standards would be the same irrespective of any age restriction on occupancy and there is sufficient open space incorporated into this element of the scheme to serve family housing. Given that traditionally age restrictions have tended to be set at 55 years old, with the increased mobility of people around that age or slightly older that would tend to occupy such properties it is not considered that the fact these dwellings are now proposed as open market dwellings would have any significantly greater transportation/highway impacts. A Deed of Variation of the existing legal agreement will be required to clarify this matter and remove the age restriction.

Design/layout and amenity standards

The layout is based around a central spine road serving the dwellings comprised in this reserved matter application and the assisted living units/care home comprised in reserved matter application 17/1106/RES. The road layout loops around the central open space and also incorporates two small sections of spur road serving the remainder of the dwellings. The dwellings comprise a mix of 2 and 2.5 storey buildings fronting onto the internal roads and the central open space. Along the western boundary the layout has been designed so that houses front onto the combined foot/cycle path running through the site thereby creating natural surveillance and integration of the path into the overall scheme.

The 54 dwellings proposed comprise a mix of 1, 2, 3, 4 and 5bed properties as follows –

- 4 x 1bed
- 12 x 2bed
- 17 x 3bed
- 13 x 4bed
- 8 x 5bed

The properties backing onto existing properties on Newcourt Road are located off the common boundary by a reasonable distance. This coupled with the length of the gardens of the existing properties ensures separation distances well in excess of the guidelines set out in the Council's Residential Design SPD. Separation distances internally within the development are also considered acceptable.

In terms of amenity standards the house types proposed are generous in size and comply the relevant internal space standards. All properties are provided with private gardens which are considered acceptable judged in the context of the standards set out in the Residential Design SPD.

The design incorporates front gardens to all dwellings which incorporate defensible space enclosed by appropriate boundary treatments comprising a mix of railings, brick walls and hedges.

Materials proposed are predominantly brick with elements of stone and timber cladding as feature elements adding variety and interest. Two different roof materials (natural and concrete tiles are proposed to break up the roof scape, both of which are considered acceptable in the context of this site and its surroundings.

The main open space in the centre of the site will form an attractive focal point for the development and benefit from a high level of natural surveillance as a result of the fact that it is overlooked by the fronts of dwellings on three sides. The other open space at the front of the site next to the access into the development will form an attractive entrance and help to maintain an element of openness on the frontage to Exeter Road.

Transportation matters, layout, parking strategy

The outline consent that was allowed on appeal approved the detail of the junction of the new road serving the development with the main road (Exeter Road), including the crossing of the existing pavement and the National Cycle route running across the frontage of the site. Only the remaining layout of the internal roads within the development was reserved for approval via this reserved matter application. The originally submitted drawings departed slightly from the approved access details however following negotiations with the applicant this has been corrected through the submission of revised drawings which are now consistent with the approved access details. In any event condition 4 of the outline consent requires the development to be carried out in accordance with the access drawing approved as part of that consent.

The outline consent established the quantum of development proposed for the site. The number of dwellings now proposed is one less than that for which outline consent was granted. Even without any age restriction on the occupation of these dwellings it is not considered that the level of traffic generation associated with them would have a significantly greater impact on the highway network than that assumed when the Inspector granted the outline consent. The Highway Authority have not raised any objection to the current proposal in this respect.

Minor comments from the Highway Authority regarding visibility have been incorporated in the revised plans by slightly moving the position of proposed trees and boundary treatments.

The scheme incorporates the provision of a 3-metre-wide combined pedestrian/cycle path running through the development from Exeter Road to Newcourt Road along the western boundary of the site as required by a condition attached to the outline approval.

The parking strategy to serve the dwellings comprises a combination of on-plot, and on-street parking, with one small parking court of 12 spaces within the centre of the site. The level of parking provision proposed is considered acceptable. The on-plot parking comprises garages and driveways with all garages designed to a size that accommodates cycle parking and refuge storage. Cycle parking for those properties served by on street parking provision is accommodated within sheds located within rear gardens as shown on the submitted plans.

Affordable housing

The S106 agreement completed at the time of the outline consent refers to the provision of 35% of the dwellings comprising the non-assisted living dwellings/care home elements of the scheme, as affordable dwellings with a 70/30 split between social rented and intermediate affordable housing. With 54 dwellings comprised in this scheme this equates to a total of 19 units of which 13 would be required as social rent and 6 as intermediate housing. The 13 affordable dwellings shown on the plan comprise a mix of 1, 2, and 3 bed dwellings and have been confirmed as social rented units. The 1bed properties comprise a block of 4 apartments forming a feature at the road junction on the spine road leading into the site, 7 2bed dwellings and 2 3bed dwellings. The majority of these properties are located either side of the main open space in the centre of the site in clusters that comply with Council's guidance.

Following negotiations between the developer and affordable housing officers it has been accepted that the 6 intermediate dwelling requirement could be met through a financial contribution to the Council enabling off-site provision. Negotiations regarding the level of financial contribution are continuing and the outcome of these negotiations will be reported at Committee. Subject to satisfactory conclusion of these negotiations the combination of on-site provision of 13 social rented dwellings and a financial contribution in-lieu of the provision of the 6 intermediate dwellings on site would satisfactorily address the required level of affordable housing provision for this development. A Deed of Variation to the existing legal agreement is proposed to clarify the affordable housing provision for this development.

Sustainability/drainage – photovoltaics, SuDs and ecology

The preliminary surface water drainage strategy for the site comprises the use of two large crated soakaways located under the areas of open space within the site. The suitability of ground conditions on the site for the use of soakaways in this respect will need to be the subject of further on-site tests. Should this confirm that ground conditions are not suitable for soakaways the contingency approach would be to substitute the soakaway crates with underground surface water attenuation tanks incorporating a controlled discharge rate to the public surface water sewer. The submitted information confirms that this approach is in accordance with the approved Flood Risk Assessment. Foul sewage will be connected to the public foul sewer network. South West Water have confirmed to the applicant that there is sufficient capacity in the network to accommodate the drainage associated with this development. Details of the surface water drainage scheme will need to be submitted for approval pursuant to condition 12 of the outline consent and this will allow the exact details of the scheme to be refined.

In terms of the sustainability of the proposal for an energy perspective all of the proposed dwellings incorporate photovoltaic panels on the roof. Condition 15 of the outline consent also secures energy performance equivalent to level 4 of the Code for Sustainable Homes.

The ecological interest of the site will be enhanced by the extensive proposed landscaping scheme which incorporates significant tree planting within the areas of open space and at appropriate focal points within the layout. A biodiversity management and enhancement programme will need to be submitted pursuant to a condition of the outline consent, and this will include the provision of bat/bird boxes within the proposed dwellings.

Conclusions

Overall this proposal is considered acceptable in terms of its visual impact and level of amenity provision for prospective occupants. In the context of the principle and quantum of development having been established by the outline consent granted in 2016 it is not considered that this reserved matters application raises any significant issues that would warrant refusal of the current proposal. The scale, layout, landscaping and appearance of the development are considered acceptable.

RECOMMENDATION

Subject to the completion of a Deed of Variation to the existing legal agreement covering the matters of the age restriction on occupancy and affordable housing matters

APPROVE subject to the following conditions –

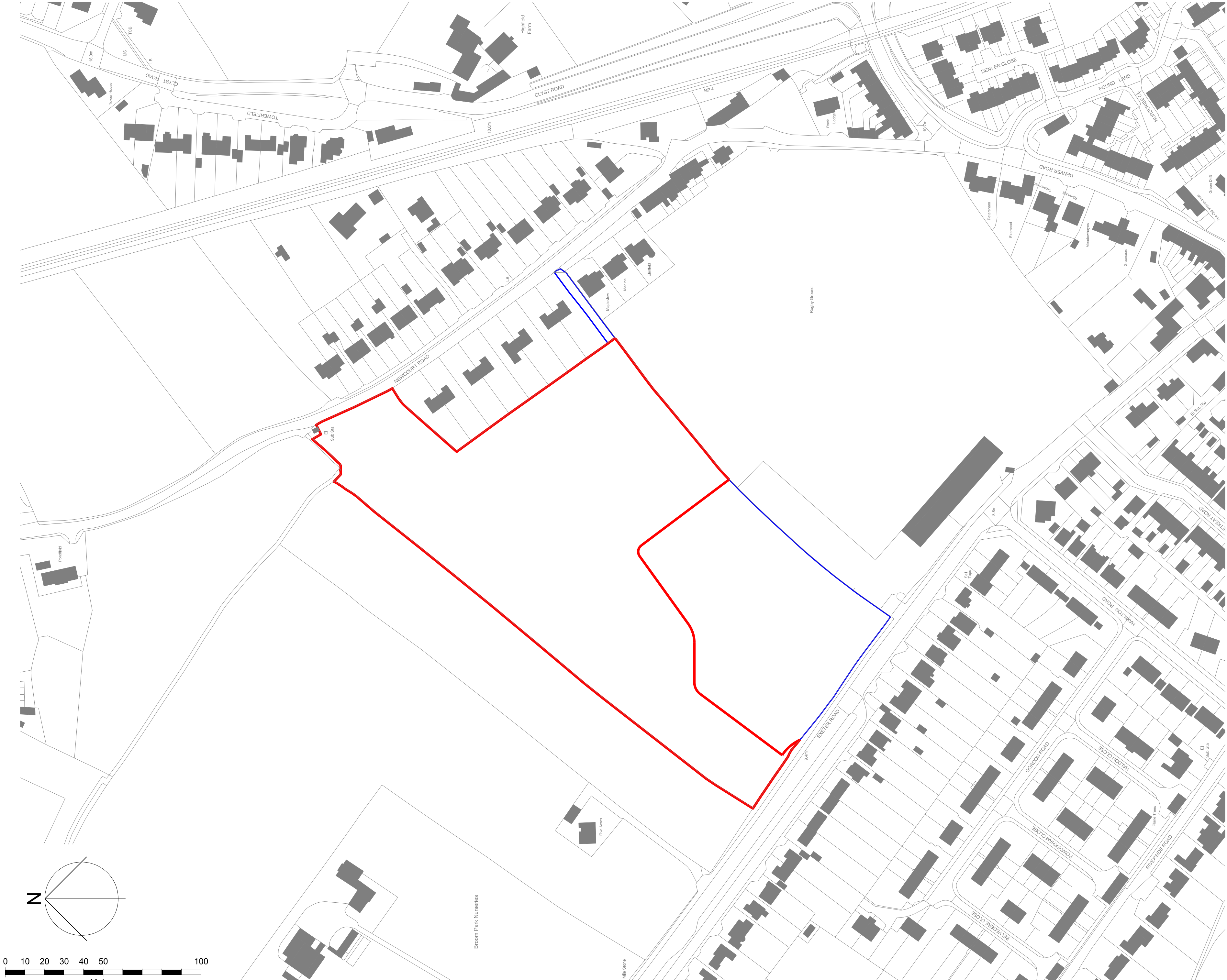
- 1) All conditions imposed on application number 14/2066/01 are hereby reiterated in as much as they relate to the development and have yet to be discharged in writing by the Local Planning Authority.
Reason - To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 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 23rd June and 14th September 2017 including drawing nos. PL01, PL03 Rev A, PL04 Rev B, PL05 Rev A, PL06 Rev A, PL07 Rev A, PL08 Rev A, PL10 Rev A, PL17 Rev B, PL18 Rev A, PL12, PL14, PL15, PL20, PL21, PL22, PL23, PL24, PL25, PL26, PL27, PL28, PL29, PL50, 450/01, 450/02 Rev A, 450/03, 450/04 Rev A and 450/05 Rev A as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Samples of the proposed bricks to be used in the construction of the dwellings hereby approved shall be submitted to the Local Planning Authority. No brick shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason – in the interests of the visual amenities of the area.

- 4) The development hereby approved shall be completed in accordance with detailed information demonstrating the finished floor levels and overall ridge heights of the proposed dwellings in relation to existing ground levels and properties surrounding the site.

Reason: To ensure that the relative heights of the proposed dwellings in relation to prevailing surrounding land levels and existing properties is acceptable in terms of visual and amenity impact.

- 5) Prior to the commencement of the construction of any individual dwelling comprised in this application details of proposed bat/bird bricks to be incorporated into the building fabric of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To enhance the ecological interest of the site in line with guidelines set out in the Council's adopted Residential Design SPD.



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rev.	date	description

project

RESIDENTIAL DEVELOPMENT
EXETER ROAD, TOPSHAM
EXETER
-

client

BURRINGTON ESTATES

drawing

SITE LOCATION PLAN

-
-
-

status

PLANNING

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ITEMNO.**COMMITTEE DATE:** 02/10/2017**APPLICATION NO:**

17/1106/RES

APPLICANT:

Mr Richard Dooley

PROPOSAL:

Reserved matters application (pursuant to outline permission granted on 27th April 2016, ref 14/2066/01) for approval of the layout, scale, appearance and landscaping of the Care Home and Assisted Living Apartments.

LOCATION:

Land North Of Exeter Road And Adjacent To Topsham Rugby Club
Exeter Road
Topsham
EX3 0LX
23/06/2017

REGISTRATION DATE:**EXPIRY DATE:****HISTORY OF SITE**

14/2066/01 - Phased development of a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. This application was granted on appeal by Inspector's decision letter dated 27th April 2016 following a Public Inquiry.

15/0222/01 - Phased development of a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. Duplicate application awaiting withdrawal.

17/1091/RES - Approval of details for 54 dwellings, public open space, landscaping and associated highways and drainage infrastructure, i.e. for reserved matters of layout, scale, appearance and landscaping (Pursuant to outline planning permission granted on 27th April 2016, reference 14/2066/01). Currently under consideration.55

DESCRIPTION OF SITE/PROPOSAL

The application site comprises part of a 3.14 hectare parcel of land situated on the north side of Exeter Road which has the benefit of outline planning permission for development (Ref 14/2066/01). The whole site is bounded by Topsham Rugby Club to the southeast, existing residential properties and Newcourt Road to the northeast, further open land to the northwest and Exeter Road to the southwest. The land is currently in agricultural use with an associated field gate providing access from Exeter Road. The site slopes gently from the highest point in the north of the site down to the boundary with Exeter Road.

Approval is sought for the reserved matters relating to the appearance, landscaping, layout and scale of the proposed assisted living units and residential care home elements of the outline scheme on appeal under planning application 14/2066/01. The access into the site from Exeter Road was approved at outline stage, and the internal road connecting the approved access junction to the entrances to both the Care Home and Assisted Living accommodation is included within the reserved matters application for the 54 dwellings on the other part of the site covered by the outline consent (ref 17/1091/RES).

The Care Home comprises a 2-storey building along the Exeter Road frontage with two wings at either end projecting back into the site creating a u-shaped entrance space facing the road access between the Care Home and the Assisted living units. Centrally within this space is a further small projecting element to the building that includes the primary access into the building. The care home houses 60 en-suite bed spaces along with ancillary accommodation comprising reception, visitor toilets, manager's office, communal lounge/dining/kitchen facilities, activity rooms, recreation rooms and ancillary staff/service accommodation. A large proportion of the bedrooms have access to balcony areas. The service road provides vehicular access to the main entrance to the care home, along with turning facilities and access to 4 disabled and 2 non-disabled parking spaces.

The Assisted living accommodation, comprising 47 2bed self-contained residential apartments, is accommodated in a 4-storey building to the rear of the care home, the basement floor of which is sunken into the ground. This floor provides 8 apartments along with an underground car park for 59 vehicles that serves both the assisted living accommodation and the care home, cycle parking, gym and changing rooms for residents, plus refuse storage, staff accommodation, kitchen, laundry and plant room for the care home, along with a sunken garden incorporating croquet lawn providing communal amenity space for the residents. The ground floor contains 12 assisted living units, reception hall, kitchen, separate restaurant and village café (both with external siting areas). The first and second floors contain 14 and 13 assisted living units respectively. The sunken garden is framed by the assisted living units on 3 sides forming a focal point for the development. The assisted living units are provided with outdoor amenity space comprising either patios or balconies facing either inwards over the sunken garden or with an outward facing aspect over the rugby ground or adjoining residential development depending upon which wing of the building they are located in.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by the following supporting documents –

- Planning Statement
- Design & Access Statement
- Statement of Community Engagement

REPRESENTATIONS

56 objections have been received (including representation from the Topsham Society) raising the following issues –

- Scale and height out of keeping with character of area – visually intrusive
- Excessive glazing and balconies facing road reducing privacy of properties opposite
- Strain on local amenities/infrastructure
- Care Home design inappropriate, out of scale/character with surroundings, eyesore, incongruous, overpowering, carbuncle.
- Increased traffic – congestion, pollution, impact on wider network, conflict with pedestrians/cyclists on main road

- Buildings too close Exeter Road and properties opposite site
- Overdevelopment
- Loss of hedgerow to road frontage
- Too much development in Topsham which can't cope
- Blot on gateway into Topsham
- Effect on local ecology
- Conflict with Local Plan
- Loss of agricultural land
- Shouldn't a Care Home be single storey to enable easy access for occupants
- Increased danger of flooding/inadequate drainage
- Inappropriate materials
- Poor social value of proposal to locality/residents
- Health benefits of mixing younger/elderly residents
- Inadequate access
- Inadequate public transport provisions
- Noise nuisance
- Relationship of building to Rugby Club as an open recreational space – loss of evening light compromising use of pitches- overshadowing and impact on grass growth, more screening required
- Loss of light
- Loss of privacy
- Lacking open space
- Impact on National Cycle Route where access to site crosses it
- Lack of adequate parking provision – overspill parking in local area
- Question demand for another care home
- Higher buildings should be in middle of site
- Lack of affordable housing
- Scale/design product of greed not need
- Lack of pedestrian/cycle path on estate road – conflict with plans for houses
- Location an convenience of proposed cycle parking
- Cycle parking provision for staff unclear
- Advocate provision of visitor cycle parking outside entrance to care home and assisted living apartments.

CONSULTATIONS

Natural England – highlight need to mitigate impact of residential development on protected areas through appropriate financial contributions, refer to standing advice relating to protected species, recommend opportunity to enhance biodiversity, landscape and green infrastructure in locality.

Devon & Somerset Fire Service – No objection but highlight need for development to comply with Building Regulations in terms of Emergency vehicle access arrangements, and desirability of incorporating sprinkler systems. These matters will be dealt with in greater detail through

separate applications seeking Building Regulations approval in respect of this development, either through the Local Authority or other approved inspectors.

Environmental Health – Recommend conditions relating to kitchen extract details, mechanical building services plant, ventilation of underground car park and acoustic design statement.

DCC (Lead Local Flood Authority) - At this stage, we object to this planning application because we do not believe that it satisfactorily conforms to Policy CP12 (Flood Risk) of Exeter City Council's Core Strategy (2012) which requires all developments to mitigate against flood risk and utilise sustainable drainage systems, where feasible and practical. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

County Head of Planning, Transportation and Environment (Highways) – Comments as follows –

“The application is for the approval of reserved matters for the layout, scale, appearance and landscaping of a Care Home/Assisted Living Apartments at the land to the north of Exeter Road. Outline consent was previously granted for this site in 2016.

The access road that serves the development from Exeter Road falls within the red-line boundary of the adjoining site. As mentioned in the response to the adjacent site (planning ref: 17/1091/RES), it is recommended that pedestrian and cyclists have priority over vehicles at all access points – suitable facilities can be discussed during the S38 process.

The scheme in total provides a total of 65 parking spaces satisfying, resident, visitor and staff requirements. Access to the 59 parking spaces located at lower ground is accessed off the estate road, taking away the visual impact of car parking from the development. Although on private ground, the submitted lower ground plan (drawing number APL006 Rev B) indicates that vehicles will come into conflict on the ramp entering the car park – suitable measures should be sought to prevent the risk of an accident.

The submitted plans show a drop off point for the assisted living scheme and the residential care home – this is acceptable as the facility provides space to drop passengers off without blocking the access road which leads into the residential site.

Access for pedestrians and cyclists is taken from the estate road. However, a secondary pedestrian access is desired – a pedestrian access east of the residential care home to the Rugby Club has been safeguarded by the developer (as shown on drawing number APL0003 RevB). Such a link would increase pedestrian permeability to the site, if or when the Rugby Club is redeveloped – this link will provide a more direct and convenient route to Topsham and is therefore welcomed.

Finally, appropriate levels of cycle parking are set out in chapter 5 of the ECC Sustainable Transport Supplementary Planning document should be adhered to. Whilst the provision of cycle parking spaces is welcomed, staff cycle parking underground is undesirable. I recommend that the cycle parking is monitored as part of the Travel Plan (conditioned at outline stage) and that the relocation of these spaces is considered. In addition, three Sheffield stands have been provided outside the main entrances to both the care home and assisted living apartments – these are welcomed and provide a facility for visitors.

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, RECOMMENDS THAT THE FOLLOWING CONDITIONS SHALL BE INCORPORATED IN ANY GRANT OF PERMISSION:-

No part of the development hereby approved shall be brought into its intended use until a secondary pedestrian access (of at least 2m in width) from the residential care home to the Rugby Club (as shown on drawing number APL0003 RevB), have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times
Reason: To provide safe and suitable facilities for the traffic attracted to the site.”

Police Architectural Liaison Officer – none received.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Exeter Local Development Framework Core Strategy 2012

CP1 – The Spatial Approach

CP3 – Housing Distribution

CP4 – Density

CP5 – Meeting Housing Needs

CP7 – Affordable Housing

CP9 – Transport

CP11 – Pollution and Air Quality

CP12 – Flood Risk

CP14 – Renewable and Low Carbon Energy in New Development

CP15 – Sustainable Construction

CP16 – Green Infrastructure

CP17 – Design and Local Distinctiveness

CP18 – Infrastructure

CP19 - Strategic Allocations

Exeter Local Plan First Review 1995-2011 Saved Policies

AP1 – Design and Location of Development

AP2 – Sequential Approach

H1 – Search Sequence

H2 – Location Priorities

H5 – Diversity of Housing

H7 – Housing for Disabled People

T1 – Hierarchy of Modes

T2 – Accessibility Criteria

T3 – Encouraging Use of Sustainable Modes

T5 – Cycle Route Network

T9 – Access to Buildings by People with Disabilities

T10 – Car Parking Standards
C5 – Archaeology
LS1 – Landscape Setting
LS4 – Local Nature Conservation Designations
EN2 – Contaminated Land
EN4 – Flood Risk
EN5 – Noise
DG1 – Objectives of Urban Design
DG4 – Residential Layout and Amenity
DG5 – Provision of Open Space and Children’s Play Areas
DG6 – Vehicle Circulation and Car Parking in Residential Development
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.

DD9 - Housing on unallocated sites
DD21 - Accessibility and sustainable movement
DD30 - Protection of landscape setting areas

Exeter City Council Supplementary Planning Documents

Planning Obligations SPD
Affordable Housing SPD
Sustainable Transport SPD
Trees in Relation to Development SPD
Archaeology and Development SPD

OBSERVATIONS

Background

The outline consent granted on appeal (ref 14/2066/01) comprised a development including a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. The development has been split into 2 separate ‘reserved matters’ applications, this one covering the care home and 47 assisted living units and a separate application relating to the dwellings which is also on this agenda for consideration (Ref 17/1091/RES).

As this application constitutes a ‘reserved matters’ application, with the principle of development being established via the outline consent granted on appeal following a Public Inquiry, the main considerations relate to detailed matters in respect of the scale, layout, appearance and landscaping.

Layout and scale

The Design and Access Statement submitted as part of the outline planning permission included an indicative plan depicting likely storey heights to accommodate the quantum of development the application proposed. This plan suggested the likely building height for both the assisted living units and care home as being 2.5 storeys. The granting of outline consent for a 60-bed care home and 47 assisted living apartments, together with the housing comprised in reserved

matters application ref 17/1091/RES, has implicitly acknowledged the likely scale of buildings required to accommodate that level of development on a site of this size.

The feasibility plans forming part of the outline depicted the assisted living accommodation fronting Exeter Road with the care home behind further into the site. As the applicant began to develop the detail of the scheme it became apparent that the assisted living element was likely to result in a building of greater massing than the care home. In response to comments made during the developer's pre-submission public consultation exercise, and following further analysis of the site, the developer took the decision to switch the relative positions of the two elements to reduce the massing of the building closest to the Exeter road frontage.

The care home comprises a 2-storey building set back approximately 9 metres into the site from the site boundary with Exeter Road. The massing/scale of the building is broken up by the 3-dimensional form of the building which incorporates several setbacks/projections and balconies to provide visual interest. Given the relatively wide nature of Exeter Road and the associated service road serving the properties on the other side of the street, the 2-storey form of the care home, with relatively steep pitched roof slopes topped by a section of flat roof, is considered to represent an appropriate scale of building for this part of the site. Whilst it will constitute a significant change to the currently open nature of the site as an undeveloped field it is considered that it will create a new piece of townscape to this part of Exeter Road in the form of a well-articulated building. The distance between the frontage of existing properties on the opposite side of Exeter Road and the proposed building is over 30 metres which is significantly greater than the distance normally sought between buildings in new developments. In these circumstances, the relationship between the proposed building and the existing properties is considered acceptable.

It is acknowledged that the assisted living accommodation as now proposed is higher than the 2.5 storeys suggested at outline stage. However it will have the outward appearance of a 3 storey building with the 3rd storey partly within the roof gables and the lower ground floor level not readily apparent from the estate road or surrounding buildings due to its sunken nature. Undoubtedly this element of the scheme comprises a building of more significant mass than existing buildings in the immediate vicinity. With the lower floor dug into the site the building will be predominantly perceived as a 3-storey building from external vantage points. In terms of the appearance from Exeter Road it will be viewed sitting behind the proposed care home. Likewise, from Newcourt Road it will be viewed over the existing and proposed houses. Sitting further into the site it is not considered that the scale of the building would be inappropriate in its wider setting. The decision to locate the bulkier element of the scheme further into the site is considered an appropriate response to the surroundings.

Part of this building will be relatively close in its proximity to the boundary with Topsham Rugby Club, and viewed from the Rugby Club will be perceived as quite a large building. However, the scale/massing of the building is again broken up by the design which incorporates setbacks in the building frontage, balconies and variations to the roof form. Rather than turning its back on the Rugby Club ground the building has been designed so that the assisted living units in this part of the building overlook the rugby ground, providing both an attractive outlook for future occupants and active interaction between the two sites. Development of this site will inevitably

change the relationship between it and the rugby club and in this context the relationship and scale is considered acceptable.

Design/appearance.

As discussed above the massing of both elements of the scheme are broken up through combinations of the 3 dimensional articulation of the buildings, and variations in roof form. Notwithstanding this it is acknowledged that they still represent a built form of significant difference in terms of massing and footprint from the traditional housing in the immediate vicinity. However, given the nature of the accommodation being provided (and approved through the outline consent) this was to some degree inevitable. Parking provision can often be a challenge to incorporate without it becoming visually prominent. Providing the majority of the parking below ground has ensured that this is not the case within this scheme.

Materials for the development comprise natural stone and white render with slate roofs. The projecting gables incorporate feature cladding in light blue weatherboarding with a timber framing details. This variety of facing material is considered appropriate in this location and serves to further break up the massing of the buildings.

Transportation/Highways

The access road serving the care home provides for suitable means of access to the building for service and emergency vehicles, visitors and the disabled parking spaces which are located in close to the main public entrance to the building. The junction with the main spine road into the development has been amended to incorporate a raised table across this access, as requested by the Highway Authority, to facilitate ease of access across the junction for pedestrians and cyclists

The scheme incorporates a vehicle drop-off layby immediately outside the main entrance to the assisted living complex. At the request of the Highway Authority the direction of travel of the drop-off facility has been reversed.

The level of parking provision is 65 spaces comprising the 59 spaces in the underground car park and 6 parking spaces to the rear of the care home. 35 of the parking spaces in the underground car park (including 3 disabled spaces) will be allocated to the assisted living accommodation with the remainder allocated to the care home for visitors and staff (reflecting the need for staff parking generated by the 3no 8-hour shift patterns associated with the care home operation). Given the nature of the development, and the operational needs of the care home, this level of parking provision is considered acceptable to serve the development. 24 cycle parking spaces are provided in the underground car park, split equally between the care home and assisted living accommodation. In response to comments from the Highway Authority relating to the level of cycle parking provision, and desire to encourage cycling, revised plans have been provided incorporating additional cycle parking provision at ground floor level.

The Highway Authority's suggested condition regarding the pedestrian connection to the rugby club is not proposed as this is not considered a pre-requisite to the acceptability of the proposed development. Provision has been shown on the drawings and the ultimate delivery of this link

will be a private matter between the developer and the rugby club as to whether they are prepared to permit a pedestrian connection into their land.

Landscaping/ecology/drainage

The proposal incorporates an extensive landscaping scheme around the periphery of the buildings, around the entrance to the care home and along the access road, and finally within the sunken garden as the main focal point of the assisted living complex. The landscaping will enhance the biodiversity interest of the site. A biodiversity management and enhancement programme will need to be submitted pursuant to condition 12 of the outline consent and the applicant has indicated that this will incorporate the provision of bat/bird boxes within the building fabric.

Along the Exeter Road frontage, the existing hedge will be replaced with a new dwarf stone wall topped with a timber hit and miss fence to create a secure boundary and appropriate privacy to residents in the ground floor of the care home. Landscaping including tree planting is proposed behind this boundary which as it becomes established will enhance the frontage of the development and its visual contribution to the road frontage.

Foul and surface water drainage associated with both the care home and assisted living accommodation will feed into the site wide drainage system incorporated within the adjoining residential development. Further details of the surface water drainage scheme will need to be submitted pursuant to condition 13 of the outline consent.

Amenity

The assisted living units all comply with the appropriate internal space standards. In terms of external amenity space both the care home and the assisted living accommodation incorporate patios and balconies to provide an element of private external space for occupants. The communal amenity space in the centre of the assisted living units will provide a high quality attractive space to serve the occupants. The combination of private and communal external amenity space proposed is considered acceptable in the context of the specific nature of development.

Conclusions

The quantum of development was established through the outline planning permission and the form of development proposed is considered to represent an appropriate build form to accommodate the development. The scheme provides generous internal space standards for occupants, along with private and communal external amenity space that is considered appropriate for this type of development.

In summary it is not considered that the details of the reserved matters for this development raises any significant issues that would justify refusal of the application, and therefore overall the scheme is considered acceptable.

RECOMMENDATION

APPROVE subject to the following conditions –

- 1) All conditions imposed on application number 14/2066/01 are hereby reiterated in as much as they relate to the development and have yet to be discharged in writing by the Local Planning Authority.

Reason - To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

- 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 23rd June and 14th September 2017 including drawing nos. APL001 Rev B, APL 003 Rev B, APL004 Rev B, APL006 Rev B, APL007 Rev B, APL008 Rev B, APL009 Rev B, APL010 Rev B, APL011 Rev B, APL012 Rev B, APL013 Rev B, APL020 Rev A, APL021 Rev A, APL022 Rev A, APL023 Rev A, APL014 Rev A, APL015 Rev A, APL016 Rev A, APL017 Rev A, APL018 Rev A, APL019 Rev A, APL024 Rev A, APL025 Rev A and APL005 Rev B.

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

- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason - To ensure that the materials conform to the visual amenity requirements of the area.

- 4) The development hereby approved shall not commence until details of the proposed finished floor levels and overall ridge heights of the buildings, in relation to an agreed fixed point or O.S datum have been submitted to, and been approved in writing by, the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.

- 5) Prior to the commencement of the construction of any of the buildings comprised in this application details of proposed bat/bird bricks to be incorporated into the building fabric shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To enhance the ecological interest of the site in line with guidelines set out in the Council's adopted Residential Design SPD.

- 6) Prior to the installation of any mechanical building services plant, details of the plant shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, design (including any compound) and noise specification. The plant shall not exceed 5dB below the existing background noise level at the site boundary. If the plant exceeds this level, mitigation measures shall be provided to achieve this in accordance with details to be submitted to and approved in writing by the

Local Planning Authority. (All measurements shall be made in accordance with BS 4142:2014).

Reason: In the interests of the amenity of the area, especially nearby residential uses. These details are required pre-commencement as specified to ensure that the plant will not give rise to significant adverse impacts on the amenity of neighbouring receptors.

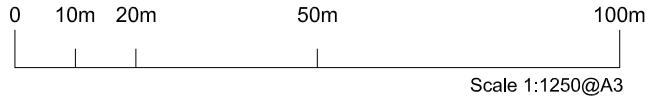
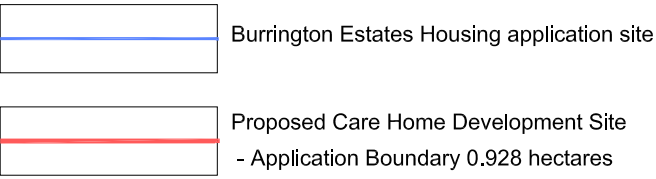
- 7) Before the development commences, a scheme for the installation of equipment to control the emission of fumes and smell from kitchens serving meals to residents and visitors at the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall be operated and maintained in accordance with the manufacturer's instructions thereafter. (Further guidance on the required information is available in annex B of the DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems').

Reason: In the interests of the residential amenities of the future occupants of the buildings.

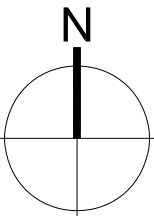
- 8) Prior to commencement of the development, the applicant shall submit for approval in writing a scheme for the ventilation of the underground car park area. The approved scheme shall be implemented in full prior to first use of the car park, and maintained thereafter.

Reason: In the interests of the health and residential amenities of the occupants of the building and users of the associated underground parking facilities.

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Revision
B- Planning submission drawings.



project name:

Topsham, Aura Care - Exeter Road

drawing reference:

Proposed Care Development Site
Site Location Plan

job number:

M9336

drawing number:

APL001

revision:

B

status:

FOR PLANNING

cad ref:

date:

June 2017

sheet:

1 of 1

scale:

1:1250@A3

drawn:

AB

checked:

JW

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.

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ITEMNO.**COMMITTEE DATE:** 02/10/2017**APPLICATION NO:**

17/0750/FUL

APPLICANT:

Mr James

PROPOSAL:

Demolition of the King Billy pub to build a mixed use development scheme comprising of ground floor commercial units (use classes A1, A3 and A4) with 108 bed space student accommodation above over 6 and 7 storeys

LOCATION:

The King Billy
26-28 Longbrook Street
Exeter
EX4 6AE
10/05/2017

REGISTRATION DATE:**EXPIRY DATE:****PLANNING COMMITTEE - 2 OCTOBER 2017****OFFICER REPORT - APPLICATION REF: 17/0750/FUL - PJ****HISTORY OF SITE**

Planning permission was granted in 1989 and subsequently renewed in 1994 for a three storey building comprising of a shop/office for financial and professional services (Use Class A2) on the ground floor and first/second floor for office use (Class A2).

An application for a nine storey building comprising of a retail unit on the ground floor, office at first floor and 13 two bedroomed apartments was withdrawn in 2008.

Planning permission was granted in March 2016 (ref 15/0645/03) on the garage/workshop part of the application site for 25 units for student accommodation within a six storey building.

DESCRIPTION OF SITE/PROPOSAL

The application site is located on the eastern side of Longbrook Street between the John Lewis building and 34 Longbrook Road. Part of the site was previously used as a vehicle repairs garage, which has since been demolished and consequently the site has remained open and vacant for several years. In addition, this application seeks to demolish the existing King Billy public house.

The rear section of the site includes part of the historic boundary wall, which is to be retained although additional openings will be created to provide pedestrian access into the new building.

The application site is adjacent the John Lewis building. To the north of the site lies a three storey row of terraced properties, albeit with some properties incorporating dormer windows within the roofspace, containing a mixture of retail and financial/professional service use on the ground floor with residential and/or storage uses above. On the opposite side of Longbrook Street, Portland House comprises student accommodation within a six and seven storey building reducing to four storeys on the lower part of Longbrook Street, which eventually leads

into the Longbrook Street Conservation Area. The application site occupies a prominent location at the top of Longbrook Street and approximately 40 metres to the south the Conservation Area. The new building would also be viewed against the backdrop of the John Lewis building.

The original planning application proposed a total of 124 bedrooms within a building of seven, eight and nine storeys but following concerns raised by Members, public comments and the case officer the scheme has been revised.

The amended application seeks to provide a new retail unit on the ground floor frontage adjacent to 34 Longbrook Street; student entrance/office/reception and restaurant/bar alongside the John Lewis building. The rear ground floor contains student cycle storage; storage for commercial units; laundry/bin storage for student use and pedestrian access to serve all three uses. The proposed first floor comprises of 4 cluster flats with a total of 12 student flats (1 no. two bed unit; 2 no. three bed units and 1 no. four bed unit). The second, third, fourth and fifth floor comprises 5 cluster flats each with a total of 18 student flats (3 no. three bed units; 1 no. four bed unit and 1 no. five bed units). The sixth and seventh floor each comprise of 3 cluster flats each with a total of 12 rooms (1 no. three bed unit, 1 no. four bed unit and 1 no. 5 bed unit). The overall total number of cluster flats is 30 comprising a total of 108 bedrooms. Each of the cluster flats have a communal living area and shared bathroom facilities. The eighth floor has the external plant room and a communal student lounge with an outside roof terrace.

The proposed building would be 6 storeys where it abuts 34 Longbrook Street with a height of 18.6 metres, which is the same as previously approved under the extant planning application 15/0645/03. The building increases in height to 23.6 metres above the student entrance and this height is maintained until it meets the John Lewis building. The building would be set approximately 1 metre below the John Lewis 'podium' which aligns with their café area. The total height of the proposed building would be a maximum height of 26 metre incorporating the roof top communal lounge and plant room, although this is set back from the front of the building by 2 metres at its closest point.

The ground floor front elevation is predominantly glazed fronting onto Longbrook Street with double height glazing to serve the proposed restaurant/bar. The lower section of the building comprises of red/brown bricks with a stepped detailing to define the commercial lower part of the building. The remainder of the building is predominately glazed with mid grey coloured cladding panels and blue/grey spandrel panels.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

A Design and Access Statement, Travel Plan, Heritage Statement, Drainage Assessment, Noise Assessment and Service Yard Access Strategy have been submitted with the application.

REPRESENTATIONS

9 letters/emails of objection/comment, and one from the Exeter Civic Society have been received which cover the following issues:-

- 1 Proposed building too big for the site in terms of height, scale and massing;
2. Too much student accommodation already in the City;
3. Site should be developed for a range of affordable and private housing for Exeter citizens/families rather than students;

4. Contrary to the St James Neighbourhood Plan as it affects the community balance of the area;
5. Insufficient regard has been made of the St James Neighbourhood Plan;
6. Need to ensure that parking restrictions are imposed to reduce planning congestion from increased student numbers in the area;
7. Potential increase in the amount of illegal rubbish dumping in the area;
8. Over-dominance on the adjacent commercial premises;
9. Potential problems in maintaining adjacent buildings;
10. Concern regarding inadequate access/delivery arrangements for neighbouring commercial units such as John Lewis and Sainsburys;
11. Need for further information on contamination issues given that the site was previously used as a workshop/vehicle garage.

St James Neighbourhood Forum comment that the scheme for additional student accommodation would lead to a further worsening of community imbalance in the St James area and be contrary to the aims of the Neighbourhood Plan. The Forum also has concerns over the mass, scale and dominance of the proposed development and fears that the arrangements for dropping off and collecting students at the ends of the academic year will be inadequate. Similarly the access arrangement in and out of hours for the restaurant/pub are a concern.

Exeter Cycling Campaign comment that they support the principle of the proposed development but suggest improvements in relation to cycle and sustainable transport in respect of the internal layout, lighting and details of the access door to the cycle store. Although no details are provided on the number of cycle spaces, a minimum of 67 spaces should be provided for 124 bedrooms to comply with the Sustainable Transport SPD. In addition, a number of Sheffield cycle stands should be located near the entrance to Longbrook Street for visitors. It is considered that the rear service yard shared with John Lewis is poor in quality both in terms of layout and servicing and connects poorly to the highway network. In particular the footway turning left out of the service yard towards Longbrook Street should be widened. A financial contribution to improve cycle safety should be sought towards improving primary routes to the University campuses via Pennsylvania Road/Union Road, Paris Street and Heavitree Road.

CONSULTATIONS

The County Head of Planning, Transportation and Environment comment that the site is well located to access a variety of amenities by sustainable modes. The site is located next to a signalised crossing facility on Longbrook Street/New North Road to the south of the site and a zebra crossing to the south of the site.

It should also be noted that as part of the bus station works, a signalised crossing will be delivered where King William Street meets Longbrook Street. These facilities provide safe access for users of varying mobility and are suitable for the level of development proposed.

Pedestrian access for students and customers for the ground floor commercial units is primarily taken from Longbrook Street. As a prominent retail area, Longbrook Street is busy pedestrian thoroughfare with an active frontage - the primary pedestrian access (directly off Longbrook Street) is similar to other properties in the vicinity (i.e. cafés, bars and local businesses); and is therefore acceptable.

However, it is noted that a lighting column is located immediately adjacent to the proposed building line and it is recommended that the lighting head is attached to the new building; maximising the footpath width and thereby removing an obstacle. The applicant should contact

the DCC street lighting team. The submitted ground floor plan also shows a tree in the public footway on Longbrook Street - this is very much undesirable, as it not only compromises the footway width, but adds maintenance costs to the County Council; therefore it is requested for this tree to be removed.

A secondary pedestrian access point is located to the rear of the proposal – this provides pedestrian permeability and is therefore welcomed. As such the applicant intends provide/extend a footway from the rear of the King Billy to King William Street, as shown in the proposed service yard strategy. However, pedestrians leaving the service yard and turning left towards Longbrook Street immediately encounter a narrow pinch point where a brick wall encroaches onto the footway. It is recommended that widening of this pinch point should be investigated further – such works may require work on the highway and the applicant is reminded that they must apply & receive permission before undertaking any such works on the highway.

Access for cyclists is primarily taken from an entrance located to the rear of the building, where a dedicated cycle store with direct access to the cluster flats on the upper floors is provided. This gives a convenient access for users who wish to cycle to and from the student accommodation block. Parking for 67 cycles should be provided in accordance with the Exeter City Council Sustainable Transport Supplementary Planning Document and is acceptable. However, the details of what type of parking are not provided and therefore not explicitly clear how 67 spaces are achieved.

In addition, secure cycle parking should be provided for staff (for both the commercial unit and the student accommodation block). Such facilities could be achieved by either expanding the proposed cycle store and/or providing Sheffield stands (which could be used for visitors too). As such, these details should be provided for approval in advance of commencement and in place prior to occupation.

Loading/Management

To provide for deliveries to the commercial units and the servicing of the building, the applicant intends to use the existing services yard to the rear, accessed off King William Street. Although on private ground, the applicant has detailed arrangements within the “Service Yard Access Strategy”, which in principle is acceptable – it outlines the current arrangements for existing business and how the applicant intends to manage the requirements needed to serve this development. This has given confidence that there will be no overspill onto the highway network and that safe arrangements are in place.

This service yard will also be used to serve student pick up/drop off at the end of term. Combined with the off street parking in the vicinity (multi-storey car park opposite) to the site, this is felt to provide adequate provision. The applicant is advised that the peak periods of student drop off and collection should be carefully managed to make best use of the designated spaces. These arrangements can be agreed through either a Travel Plan or a management plan as part of any legal agreements attached to the site.

Construction

The proposals will require demolition/construction work adjacent to a busy environment. To protect the safety of users of the public highway it is essential that the construction arrangements are carefully managed and that appropriate space is available off the highway for all construction plant/vehicles. A condition is recommended to ensure this and the applicant is advised to meet to agree suitable working arrangements prior to commencement.

In summary, the impact of the development is acceptable in highway terms and suitable loading facilities are proposed for the traffic attracted to the site. Conditions as part of any planning approval are therefore recommended to ensure adequate on secure cycle parking facilities, suitable pedestrian facilities on the rear service yard, Travel Plan and to agree construction management arrangements.

Natural England comment that a thorough evidence based Habitat Regulation Assessment should be carried out to justify why the recreational impacts of students can be exempt from paying mitigation contributions (*Natural England has previously been sent a HRA which addresses this issue and no further observations were received*).

Environmental Health Officer recommend that conditions should be imposed in respect of hours of a Construction and Environmental Management Plan, contamination land, kitchen extraction and noise.

County Flood Risk Officer comment on the need to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered. (*Additional information has been submitted and further comment is expected from the flood risk officer*)

Devon and Somerset Fire and Rescue Service comment that their full comments will be made under the building regulations application process in due course, although do comment that it is not clear if fire appliance access can be fully met to the rear of the property. (*This has subsequently been confirmed as achievable by the agent*). In addition, it is strongly advised that a residential sprinkler installation is considered for this block as there is clear evidence that sprinklers can be effective in rapidly controlling and stopping fires and fire spread.

Wales and West Utilities comment that they have pipes in the area and their apparatus may be affected and at risk during construction works and should the application be approved then it will be necessary for the promoter of these works to contact Wales and West Utilities directly to discuss requirements in detail. Should diversion works be required these will be fully chargeable.

Heritage Officer comments that there is a need for archaeological work in respect of this application but this can be controlled by planning condition. In addition there is a need for agreed and enforceable protection measures for the underground passages during demolition and construction works.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance - National Planning Policy Framework

- 4. Promoting sustainable transport
 - 6. Delivering a wide choice of high quality homes
 - 7. Requiring good design
 - 8. Promoting healthy communities
- Plan making
Decision making

Exeter Local Development Framework Core Strategy

CP5 - Student Accommodation
CP8 - Retail Development
CP15 - Sustainable Construction
CP17 - Design and Local Distinctiveness

St James Neighbourhood Plan March 2013

D1 - Good Quality Design
D2 - Retail and Commercial Frontages
C2 - Large Scale Purpose Built Student Accommodation
a) that are not predominantly characterised by intact streets of traditional terraced, semi-detached and detached forms of 2-3 storey residential development;
b) where the servicing and parking requirements could be achieved with no unacceptable impact on the amenity of the adjacent area for residents;
c) where the scale and massing of any purpose built accommodation proposed would be broadly similar to that of surrounding buildings.
SD4 - Adapting to Climate Change
T1 - Sustainable Transport

Exeter Local Plan First Review 1995-2011

AP1 - Design and Location of Development
AP2 - Sequential Approach
H1 - Search Sequence
H2 - Location Priorities
H5 - Diversity of Housing
a) the scale and intensity of use will not harm the character or the... locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problem.
b) the proposal will not create an over concentration of the use in any one area of the City which would change the character of the neighbourhood or create an imbalance in the local community;
d) student accommodation is located so as to limit the need to travel to the campus by car.
S1 - Retail Proposal
S3 - Shopping Frontages
T1 - Hierarchy of Modes
T2 - Accessibility Criteria
T3 - Encouraging Use of Sustainable Modes
C5 - Archaeology
EN2 - Contaminated Land
EN5 - Noise
DG1 - Objectives of Urban Design
DG2 - Energy Conservation
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

DD12 – Purpose Built Student Accommodation

- a) *it responds well to the local context and reinforces local distinctiveness*
- b) *appropriate provision is made for refuse storage, parking for disabled persons and cycle parking;*
- c) *sufficient internal and external amenity space is provided such that students feel at ease and comfortable;*
- d) *it does not detract from the amenity of neighbouring residents; and*
- e) *a suitable management plan is submitted to demonstrate how the property will be managed in the long term to ensure acceptable amenity levels for occupiers and neighbouring residents.*

DD13 - Residential Amenity

DD20 - Sustainable Movement

DD21 - Parking

DD25 - Design Principles

Exeter City Council Supplementary Planning Documents:-

Sustainable Transport March 2013

OBSERVATIONS

The proposed scheme is for a mixed use development comprising a retail unit and restaurant/pub use on ground floor but the predominant use is for student accommodation. Although the retail/pub use would be outside the City Centre's designated primary and secondary shopping area it would be within an established retail parade and indeed the restaurant/pub units would replace the well established King Billy public house. Consequently these commercial units would add to the vitality and viability of the area and would be wholly appropriate in this location. The principal consideration for this application is therefore the appropriateness of a student accommodation use in this location, the impact of the proposed building on the character and appearance of the area and the overall use of the rear service by both the existing and proposed uses.

The principle of student accommodation in a City Centre location is supported by Exeter's development plans including the Core Strategy, St James Neighbourhood Plan, Exeter Local Plan, University Supplementary Planning Guidance and the publicised version of the Development Delivery Development Plan Document subject to certain criteria. Policy CP5 of the Core Strategy states that purpose built student accommodation should be provided to meet housing need. In paragraph 6.28 it states that *'75% or more of additional student numbers should be accommodated in purpose built student housing. New purpose built student housing should be located on, or close to, the University campuses, at sustainable locations at or near to major transport routes, or in the City Centre'*. Whilst some concern has been raised regarding the need for additional purpose built student accommodation in the city, the University's plans for growth means that an approximate 1,900 additional bedrooms will still be needed by 2018/19 and therefore if appropriate sites are available opportunity for new purpose built accommodation should be welcomed provided they meet the relevant development plan policies. The detailed considerations of the policies are contained within the St James Neighbourhood Plan, Exeter Local Plan and the Development Delivery Development Plan Document.

The city centre location for this student scheme minimises the relevance of many of the criteria which are set out in the above policies. The St James Neighbourhood Plan, Local Plan and Development Delivery Development Plan Document in part seek to address issues raised when new purpose built accommodation is located close to existing residential properties. In this location the area is of mixed uses but predominantly commercial in character, as expected within a city centre setting. Consequently it is considered that impact of the use in the area would be acceptable, particularly given the presence of an existing student scheme in Portland House, located on the opposite side of the road. It is not considered that the combined number of students in this area would result in an over concentration in the immediate locality, given the overall activity associated within a city centre location. Indeed the provision of additional student numbers within a central location and away from the more established residential area is to be welcomed and accordingly minimises the amenity concerns which the criteria within the relevant policies seek to address. In conclusion, it is considered that the principle of student use in this location is acceptable representing a site which is easily accessible to the University campus and with limited impact, in terms of use, on the surrounding existing commercial and residential occupants.

Whilst it is considered that the provision of student accommodation in this central location is supported, further assessment is needed to address issues relating to external appearance of the building within Longbrook Street against the relevant development plan policies. A fundamental issue for this application is the height and external treatment of the proposed building and its appropriateness within this location. The wider setting of the area comprises taller buildings and in particular the John Lewis store. However it would not be appropriate to use the John Lewis buildings as the guiding reference point in terms of height, as clearly a building of a similar height would be inappropriate for this site. Consequently an assessment is needed as to the appropriate scale of building when viewed within its more immediate setting and in particular its location approximately 40 metres from the Longbrook Street Conservation Area. The Inspector who allowed the appeal for an additional storey at the Portland House building opposite commented in 2014 that *'the building is located at the southern end of Longbrook Street, in close proximity to a number of other tall buildings. In this context the impact of the limited additional mass created at 6th floor height would be unexceptional. There would be no adverse impact on the character and appearance of the Conservation Area'*. Whilst it should be noted that this related to an existing building rather than a new building, as is the case for this application, the acknowledgement of the building height characteristics of the area is important. It is considered that the site requires a building of significant presence to match the changing character of the area as reflected by the John Lewis refurbishment and the Portland House development. Whilst the proposed building is higher than the adjacent three storey terraced parade it does not overly dominate these buildings. The proposed height of the building would create the necessary presence required by this site without over-dominating the immediate neighbouring building.

In addition to the height of the building, its elevational treatment is an important consideration to ensure the successful integration of the building into the surrounding area. The scheme proposes a combination of red brick and metal clad finish. This will in part reflect the material found with the adjacent terraced parade and although clearly of contrasting heights to the north will help to visually link the new and old buildings. Whilst the use of red brick could be considered a 'safe' option given that many buildings in the area use a similar material, it is considered that the inclusion of metal infill panels and windows and stepped brick detailing will create an acceptable contemporary design in this location. In conclusion, it is considered that the combination of the building's scale and proposed external materials would create an appropriate building within this location. Whilst the site is located outside the Conservation Area, clearly its height would

inevitably mean that it would be seen from inside and within the setting of the Longbrook Street Conservation Area located approximately 40 metres away. It is considered that the assessment of the building's design takes account of the conservation area's proximity and accordingly represents a building which will preserve and enhance the character and appearance of the area.

The owners of the neighbouring hairdressers have raised concern about loss of light to their rear studio area as a result of the scale and massing of the building. Unfortunately the development of this site will inevitably result in loss of light to this room and to eliminate this problem completely would require a complete redesign which could make the site undevelopable. Given the length of time that the site has remained vacant and the need for a scheme which contributes to the character and appearance of the area this is not a preferred option. Whilst creating a lighter coloured material closest to the affected roof light windows would be beneficial, this option has been explored with the architect and unfortunately if introduced would be considered detrimental to the overall design approach for the building.

The scheme does involve the renovation and reduction of the historic boundary wall to the rear of this site as well as additional openings to serve the new uses. The Heritage Officer has assessed the detailed submitted with the application and included within the Heritage Statement and concluded that subject to an archaeological condition being imposed the scheme is acceptable. As a result of additional comments made by the Heritage Officer further investigation work was undertaken in respect of the underground passages but concluded that the proposed building will have no impact on these existing structures.

The applicants have commissioned a rear service yard access strategy given the concerns raised regarding the potential conflicting uses between the new commercial units, student accommodation and existing users such as John Lewis, Sainsburys and Poundland. The applicant states that discussions between the new and existing uses have taken place resulting an access strategy, which ensures the overriding principles of public/employee safety, minimal disruption for the existing users and ease of use for all services are met. The report concludes that subject to clearer demarcation of the area through line painting and the establishment of a service yard management/coordination committee the requirements of all users can be met. Clearly the increasing intensive use of this area will need continued discussion between all user groups but this is outside the remit of planning control. However the details of the report has been assessed by the County Highway Officer and subject to a suitable condition is considered acceptable. In addition, the requirement for a student management scheme as part of the Section 106 agreement to address the particularly busy times at the start/end of term time coupled with the details set out in the access strategy will minimise potential conflict and disruption in this area to an acceptable level.

The comment made by the Exeter Cycle Campaign group in respect of the widening of the footway outside the site has been considered by the Highway Officer. Whilst this highway improvement works would be considered desirable, the land in question is outside the application site and within private ownership. Consequently it would be difficult to secure these works within the remit of this application. The Highway Officer has however stated that this issue could be looked at again as part of the overall highway works planned for this area.

A Section 106 Agreement will be required for a student management plan and to provide a financial contribution towards district heating in the area.

In conclusion, it is considered that the scheme represent an opportunity for the site, which has remained, in part, vacant for many years to be developed for uses which are appropriate for this

location. Whilst initial concerns were raised about the height of the buildings and use of the rear service area, these issues have now been satisfactorily resolved and the scheme is considered acceptable. The development will generate a Community Infrastructure Levy payment and provide the City Council with a New Homes Bonus amount.

DELEGATION BRIEFING

20 July 2017 – The Principal Project Manager explained the application which sought to demolish the King Billy Pub in Longbrook Street to provide a mix of 124 students' accommodation and commercial proposals for the ground floor. There had been six objections (including one from St James Neighbourhood Forum) concerning issues of inappropriate scale, massing and height of building, potential conflict with existing commercial operators which also use the service yard to the rear and too many student blocks already built or proposed in the City. Members were informed that the application would be reported to Planning Committee at a later date.

It was considered that the relationship of the proposed scheme with John Lewis was a concern in terms of the height and the fact that the new building would essentially abut the John Lewis building. Members agreed that this issue should be discussed with the architect which would lead to a revision to the plans. In addition concern was raised about the rear service area and how the users of the commercial units and the student accommodation would use this rear space and avoid potential conflicts. This issue would be raised with the agent prior to being reported to Planning Committee.

12 September 2017 - The two main issues were design (height/scale/massing/height and appearance) and the rear access arrangements. Revised details proposed a reduction in the number of units from 124 to 108 and with a reduced height so that the structure would be stepped down to reduce its impact on the Longbrook Street terrace and the John Lewis building. The revised elevation indicates a building approximately 1 metre lower than the John Lewis "podium". Further detailed drawings would be provided on the design for the Committee Members to consider.

Regarding access and parking arrangements, the applicant has consulted with John Lewis, Poundland and Sainsburys as there was concern regarding potential hazards resulting from delivery vehicles as well as refuse lorries.

RECOMMENDATION

Subject to the completion of a Section 106 Agreement securing a Student Management Plan and a financial contribution towards the delivery of District Heating in the area and a Traffic Regulation Order **APPROVE** the application subject to the following conditions:-

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 28 July 2017 (dwg nos 1191/PL100; PL101; PL103; PL110A; PL111A; PL112A; PL113A; PL114A; PL116A and PL200A) as modified by other conditions of this consent.

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

3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

4) Pre-commencement condition: A Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development on site and adhered to during the construction period. This should include details of monitoring and mitigation measures to control the environmental impact of the development during the construction and demolition phases, including site traffic and traffic routing, the effects of piling, and emissions of noise and dust. The CEMPs should contain a procedure for handling and investigating complaints as well as provision for regular meetings with appropriate representatives from the Local Authorities during the development works, in order to discuss forthcoming work and its environmental impact.

Reason for pre-commencement condition: In the interest of the environment of the site and surrounding areas. This information is required before development commences to ensure that the impacts of the development works are properly considered and addressed at the earliest possible stage.

5) Pre-commencement condition: No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The buildings shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.

Reason for pre-commencement condition: In the interests of the amenity of the occupants of the buildings hereby approved. This information is required before development commences to ensure that any remedial works are properly considered and addressed at the appropriate stage.

6) Pre-commencement condition: No development related works shall take place within the site until a written scheme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason for pre-commencement condition: To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development. This information is required before development commences to ensure that historic remains are not damaged during the construction process.

7) Prior to commencement of the development, details shall be submitted to the Local Planning Authority of secure cycle parking provision for the development. Development shall not be commenced until such details have been agreed in writing by the Local Planning Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details.

Reason: To provide adequate facilities for suitable transport

8) No part of the development hereby approved shall be brought into its intended use until the pedestrian footway on the rear service yard as indicated on Appendix A of the "Proposed service yard strategy" have been provided in accordance with details and specifications that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.

Reason: To provide suitable facilities for the traffic attracted to the site.

9) Travel Plan measures including the provision of sustainable transport welcome packs and details of the arrangements of how student pick up/drop off will be managed, shall be provided in accordance with details agreed in writing by the Local Planning Authority and Local Highway Authority in advance of occupation of the development.

Reason: To promote the use of sustainable transport modes and in the interests of highway safety, in accordance with paragraphs 32 and 36 of the NPPF.

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

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

11) Before the cafe/bar hereby permitted opens, a scheme for the installation of equipment to control the emission of fumes and smell from the restaurant/bar use shall be submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall be thereafter be operated and maintained in accordance with the manufacturer's instructions.

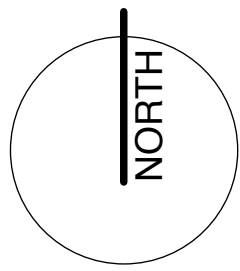
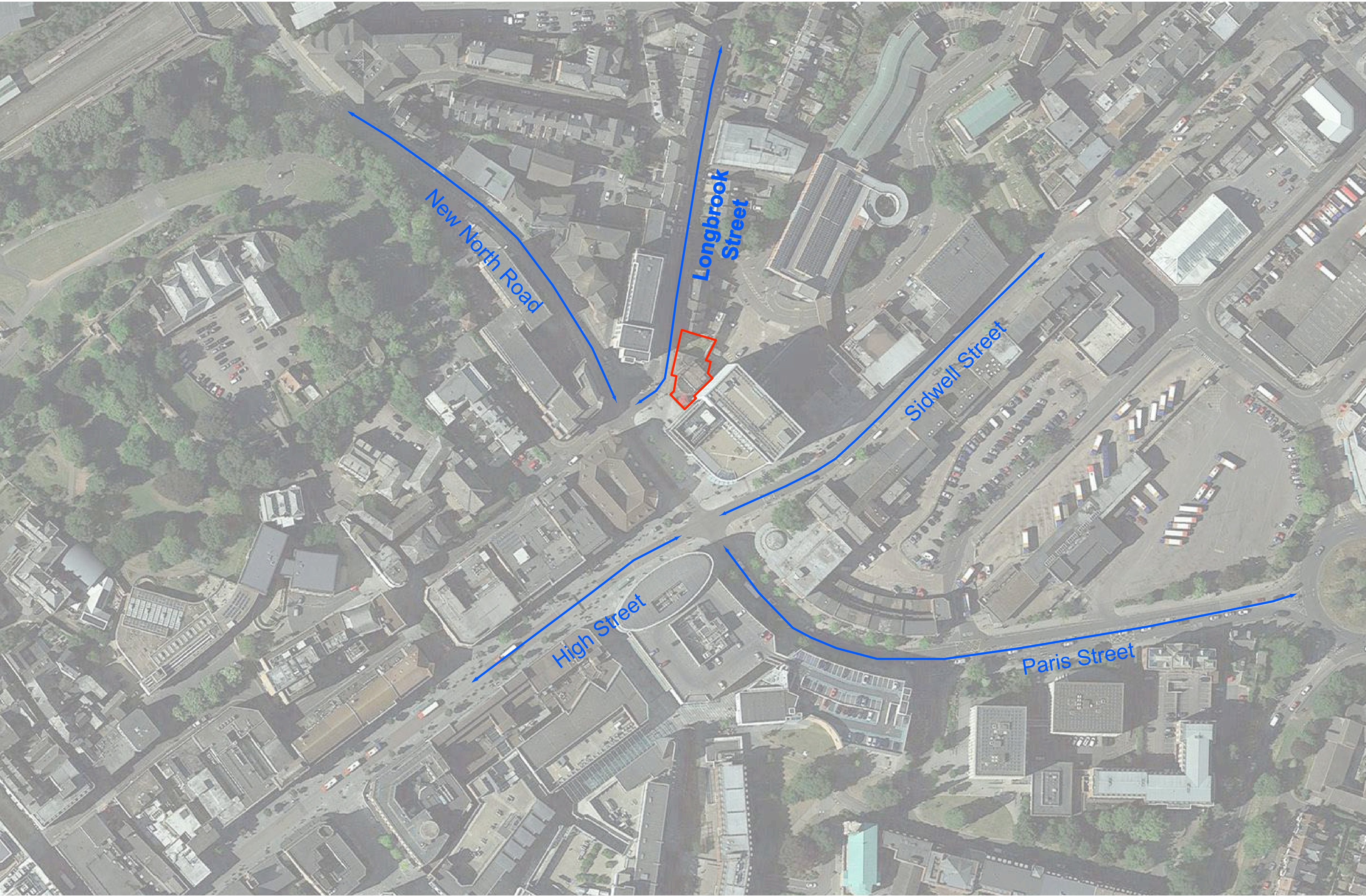
Reason: To protect the amenity of nearby occupants.

INFORMATIVE

1) The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. A Liability Notice is attached to this permission.

It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid Commencement Notice (ie where pre-commencement conditions have not been discharged) the Local Authority may impose a surcharge and the ability to claim any form of relief from the payment of the Levy will be foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information please see www.exeter.gov.uk/cil.

2) The applicant is encouraged to investigate the feasibility of installing a sprinkler system within the building.



Rev	Date	Description	Author
/	09 May 17	Submitted to Planning	jpc

PLANNING

Longbrook Street -
Student Accommodation
for
Summerfield Developments
Location Plan

Scale: 1:1000@ A1 (1:2000 @ A3)
Drawing No: 1191 / PL100

The Boat Shed, Michael Browning Way
Exeter EX2 8DD
01392 438051 mail@g-auk.com

grainge architects

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REPORT TO: PLANNING COMMITTEE**Date of Meeting: 2 October 2017****Report of: City Development Manager****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 Asst City Development Manager Planning (Roger Clotworthy) or City Development Manager (Andy Robbins) of any questions on the schedule prior to Planning Committee meeting.
- 2.2 Members are asked to note the report.

3 PLANNING APPLICATION CODES

- 3.1 The latter part of the application reference number indicates the type of application:

OUT	Outline Planning Permission
RES	Approval of Reserved Matters
FUL	Full Planning Permission
TPO	Works to Tree(s) with Preservation Order
ADV	Advertisement Consent
CAT	Works to Tree(s) in Conservation Area
LBC	Listed Building Consent
ECC	Exeter City Council Regulation 3
LED	Lawfulness of Existing Use/Development
LPD	Certificate of Proposed Use/Development
TEL	Telecommunication Apparatus Determination
CMA	County Matter Application
CTY	Devon County Council Application
MDO	Modification and Discharge of Planning Obligation Regulations
NMA	Non Material Amendment
EXT	Extension to Extant Planning Consent
PD	Extension - Prior Approval
PDJ	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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All Planning Decisions Made and Withdrawn Applications between 23/08/2017 and 21/09/2017

Alphington

Application Number: 17/0755/TPO Delegation Briefing:

Decision Type: Permitted Decision Date: 15/09/2017 Delegated Decision

Location: 1 Fairfax Gardens, Exeter, EX2 8SR

Proposal: T4 Holm Oak; Fell and replacement with two Betula Pendula as semi-matures.

Application Number: 17/0770/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 31/08/2017 Delegated Decision

Location: 31 Smith Field Road Exeter Devon EX2 8YD

Proposal: Single Storey Rear Extension

Application Number: 17/1032/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 29/08/2017 Delegated Decision

Location: 77 Ebrington Road Exeter Devon EX2 8JR

Proposal: Demolition of existing garage and construction of single storey side extension

Application Number: 17/1116/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 29/08/2017 Delegated Decision

Location: Unit 1 And 5 Exeter Retail Park Marsh Barton Road Exeter EX2 8LH

Proposal: External alterations to refurbish elevations and associated physical works.

Application Number: 17/1162/NMA Delegation Briefing:

Decision Type: Permitted Decision Date: 06/09/2017 Delegated Decision

Location: Plot E Matford Way Matford Park Exeter EX2 8XP

Proposal: Non material amendment (including modification of car parking layout, external stairs added to car park deck, and reduction in building's overall footprint) to planning application 16/1195/03 granted 5 April 2017.

Alphington

Application Number:	17/1176/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Decision Date:	01/09/2017 Delegated Decision
Location:	41 Hatherleigh RoadExeterDevonEX2 9LE		
Proposal:	Single storey rear extension, extending 3 metres from rear elevation.		

Application Number:	17/1232/CAT	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	25/08/2017 Delegated Decision
Location:	17 Ide LaneAlphingtonExeterDevonEX2 8UP		
Proposal:	T1 - Lawson cypress - Fell		

Application Number:	17/1252/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Decision Date:	06/09/2017 Delegated Decision
Location:	25 Cowick HillExeterDevonEX2 9NQ		
Proposal:	Prior approval for a larger rear extension, maximum height 2.9 metres, height to eaves 2.9 metres, width 5 metres and length 3.9 metres.		

Application Number:	17/1401/TPO	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	20/09/2017 Delegated Decision
Location:	Orchard HouseIde LaneAlphingtonExeterDevonEX2 8UT		
Proposal:	T1 - Oak - reduce northern face of tree's crown to achieve 3m clearance from 5 Wheatsheaf Way, and crown lift tree to 5m, both operations pruning secondary and tertiary branches only (TPO No:342)		

Duryard And St James

Application Number:	17/0827/LBC	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	30/08/2017 Delegated Decision
Location:	31 HorseguardsExeterDevonEX4 4UU		
Proposal:	Internal alterations to convert garage to utility room		

Duryard And St James

Application Number:	17/1028/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	15/09/2017 Delegated Decision
Location:	24 Sidwell StreetExeterDevonEX4 6NN		
Proposal:	Extension to rear of building to provide additional retail sales area (Use Class A1) (first floor) and fire escape (second floor).		

Application Number:	17/1092/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	18/09/2017 Delegated Decision
Location:	Pennsylvania Residential Home7-9 Powderham CrescentExeterDevonEX4 6DA		
Proposal:	Change of use of residential care home (Use Class C2) to three dwellinghouses (Use Class C3); rear extensions (ground and first floor) with terraces, following demolition of existing rear extensions/tenements; and new parking layout/boundary treatment to rear.		

Application Number:	17/1099/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	24/08/2017 Delegated Decision
Location:	34 Argyll RoadExeterDevonEX4 4RY		
Proposal:	Rear extension at first floor level		

Application Number:	17/1127/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	07/09/2017 Delegated Decision
Location:	Kingfisher CottageKingfisher DriveExeterDevonEX4 4SN		
Proposal:	Construction of car port for two cars with terrace/balcony over and external alterations to dwelling.		

Application Number:	17/1144/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	08/09/2017 Delegated Decision
Location:	ClaydenUniversity Of ExeterStreatham RiseExeterEX4 4PD		
Proposal:	Refurbishment of existing building to provide academic office with single storey extension to provide teaching and study space, and demolition of existing garage to be replaced with covered cycle canopy		

Duryard And St James

Application Number:	17/1152/LED	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	14/09/2017	Delegated Decision
Location:	St Sidwells CentreSidwell StreetExeterDevonEX4 6NN			
Proposal:	Certificate of Lawfulness for the existing use of the land adjacent to the St. Sidwells Centre as a community garden ancillary to St. Sidwells Centre.			

Application Number:	17/1227/LBC	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	08/09/2017	Delegated Decision
Location:	Boundary Wall Between Horseguards And Highcross RoadExeter			
Proposal:	Removal of the top five courses of bricks and repair			

Application Number:	17/1249/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	29/08/2017	Delegated Decision
Location:	1 Edgerton Park RoadExeterDevonEX4 6DD			
Proposal:	T1 Bay Tree, reduction in height to 5-6ft. T2 Bay Tree, reduction in height to 8ft and width reduction.			

Application Number:	17/1319/ADV	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	18/09/2017	Delegated Decision
Location:	54 Longbrook StreetExeterDevonEX4 6AH			
Proposal:	Wall plaque by front door and small totem sign			

Application Number:	17/1321/LBC	Delegation Briefing:	24/08/2017	
Decision Type:	Permitted	Decision Date:	18/09/2017	Delegated Decision
Location:	54 Longbrook StreetExeterDevonEX4 6AH			
Proposal:	Consent for erection of small advertising totem and plaque by front door			

Duryard And St James

Application Number:	17/1440/CAT	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	20/09/2017 Delegated Decision
Location:	82 Longbrook StreetExeterDevonEX4 6AP		
Proposal:	T1 - Silver Birch, fell.		

Application Number:	17/1472/TPO	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	18/09/2017 Delegated Decision
Location:	3 High CroftExeterDevonEX4 4JQ		
Proposal:	T1 and T2 Beech Trees: Trim back split branches overhanging conservatory.		

Exwick

Application Number:	17/1055/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	08/09/2017 Permitted Development
Location:	12 Rosemary StreetExeterDevonEX4 1QX		
Proposal:	Hip-to-gable roof extension and rear dormer.		

Heavitree

Application Number:	17/0479/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	08/09/2017 Delegated Decision
Location:	177 Sweetbrier LaneExeterDevonEX1 3DG		
Proposal:	Proposed first floor extension over existing single storey section and enlargement of existing garage.		

Application Number:	17/0703/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	29/08/2017 Delegated Decision
Location:	6 Homefield Road, Exeter, EX1 2QS		
Proposal:	Change of use from existing GP surgery to two, one bedroom dwellings.		

Heavitree

Application Number: 17/0792/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 07/09/2017 Delegated Decision

Location: 5 Third AvenueExeterEX1 2PJ

Proposal: Single storey rear extension, new path access from pavement, relocation of garage front elevation and garage roof raised.

Application Number: 17/0914/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 11/09/2017 Delegated Decision

Location: 28 Whipton LaneExeterEX1 3DS

Proposal: Extension to dwelling

Application Number: 17/0915/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 23/08/2017 Delegated Decision

Location: 77 Hamlin Lane, Exeter, EX1 2SE

Proposal: Combined single and 2 storey rear extension

Application Number: 17/1115/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 11/09/2017 Delegated Decision

Location: 143 Sweetbrier LaneExeterDevonEX1 3AP

Proposal: Single storey side extension.

Application Number: 17/1131/LPD Delegation Briefing:

Decision Type: Was lawful use Decision Date: 18/09/2017 Delegated Decision

Location: 35 Sweetbrier LaneExeterDevonEX1 3AF

Proposal: Hip-to-gable extension and rear dormer.

Application Number: 17/1158/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 29/08/2017 Delegated Decision

Location: 66 Sweetbrier LaneExeterDevonEX1 3AQ

Proposal: Ground floor rear extension and conversion of garage

Heavitree

Application Number:	17/1253/LPD	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	08/09/2017	Delegated Decision
Location:	1 Haldon View TerraceExeterDevonEX2 5EB			
Proposal:	The conversion of the existing loft space to an additional bedroom with the provision of a new flat roof dormer to the rear of the property.			

Application Number:	17/1262/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	12/09/2017	Delegated Decision
Location:	2 Nicholas RoadExeterDevonEX1 3AT			
Proposal:	Two storey and single storey rear extensions, hip to gable roof extension and rear dormer.			

Mincinglake And Whipton

Application Number:	17/0889/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	08/09/2017	Delegated Decision
Location:	57A Whipton Barton RoadExeterEX1 3NE			
Proposal:	Install replacement windows and entrance door			

Application Number:	17/0940/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	15/09/2017	Delegated Decision
Location:	36 Beacon LaneExeterEX4 8LJ			
Proposal:	Two-storey side extension			

Application Number:	17/1156/TPO	Delegation Briefing:		
Decision Type:	Refuse Planning Permission	Decision Date:	23/08/2017	Delegated Decision
Location:	Bridge HouseHarrington LaneExeterDevonEX4 8QQ			
Proposal:	Tree works: T1 To pollard the self seeded Sycamore tree growing on edge of the stream.T2 To pollard the self seeded Sycamore tree growing on edge of the stream.T3 To pollard the self seeded Sycamore tree growing on edge of the stream.T4 To pollard the self seeded Ash tree growing on edge of the stream.T5 To pollard the self seeded Sycamore tree growing on edge of the stream.T6 To reduce the Leylandii hedge to manageable height.			

Mincinglake And Whipton

Application Number:	17/1197/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	01/09/2017	Delegated Decision
Location:	50 St Katherines RoadExeterDevonEX4 7JR			
Proposal:	Construction of porch.			

Application Number:	17/1290/LPD	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	08/09/2017	Delegated Decision
Location:	87 Fox RoadExeterDevonEX4 8NB			
Proposal:	Single storey rear extension and construction of dormer at rear elevation.			

Application Number:	17/1325/PD	Delegation Briefing:		
Decision Type:	Prior Approval Not Required	Decision Date:	01/09/2017	Delegated Decision
Location:	31 Kennerley AvenueExeterDevonEX4 8BW			
Proposal:	Prior approval for larger home extension, maximum length 5.35 metres, width 6.4 metres, maximum height 3.6 metres, height to eaves 2.5 metres			

Newtown And St Leonards

Application Number:	17/1062/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	07/09/2017	Delegated Decision
Location:	Victoria Park Tennis And Bridge ClubLyndhurst RoadExeterDevonEX2 4NX			
Proposal:	T1 - T5 - Sycamore - Various felling, crown reduction, thinning and lifting works.			

Application Number:	17/1096/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	21/09/2017	Delegated Decision
Location:	4 Spicer RoadExeterDevonEX1 1SX			
Proposal:	Single storey rear extension to provide a new kitchen and dining area; single storey side extension to provide garage/storage/workshop; and side canopy to provide a covered parking area.			

Newtown And St Leonards

Application Number:	17/1183/LED	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	11/09/2017	Delegated Decision
Location:	21 Victoria Park RoadExeterDevonEX2 4NT			
Proposal:	Certificate of Lawfulness of Existing use as a sui generis large House in Multiple Occupation (HMO) for up to 15 residents			

Application Number:	17/1237/TPO	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	23/08/2017	Delegated Decision
Location:	2 Victoria Park RoadExeterDevonEX2 4NT			
Proposal:	T1 and T2 - Lime trees to be re-pollarded, T3 - Cypress to be reduced 3 metres in height			

Application Number:	17/1408/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	21/09/2017	Delegated Decision
Location:	The New House2A Wonford RoadExeterDevonEX2 4EQ			
Proposal:	T1 - Silver Birch, tree to be felled and replaced with a Cherry or Yew			

Application Number:	17/1430/NMA	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	19/09/2017	Delegated Decision
Location:	28 College RoadExeterDevonEX1 1TG			
Proposal:	Additional window in utility room (North elevation) and enlarged Velux on east elevation			

Application Number:	17/1437/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	20/09/2017	Delegated Decision
Location:	20 Lyndhurst RoadExeterDevonEX2 4PA			
Proposal:	T1 - Laburnum - reduce height by 1m and prune side branches by 0.5m			

Pennsylvania

Pennsylvania

Application Number: 17/0797/FUL Delegation Briefing: 03/08/2017

Decision Type: Permitted Decision Date: 29/08/2017 Delegated Decision

Location: Carmel, Beech Avenue, Exeter, EX4 6HE

Proposal: Raised roof to create first floor accommodation, also the provision of a raised deck

Application Number: 17/0887/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 06/09/2017 Delegated Decision

Location: 56 Higher Kings Avenue, Exeter, EX4 6JR

Proposal: Proposed two storey side extension, porch, alterations and detached garage.

Application Number: 17/0896/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 08/09/2017 Delegated Decision

Location: Morrisons Supermarket, Prince Charles Road, Exeter, EX4 7BY

Proposal: Installation of two ATM machines on north elevation of supermarket with glazed canopy over and reposition fire exit doors.

Application Number: 17/0985/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 07/09/2017 Delegated Decision

Location: 15 Margaret RoadExeterDevonEX4 7DQ

Proposal: Two storey extension on south east elevation

Application Number: 17/1178/LED Delegation Briefing:

Decision Type: Was lawful use Decision Date: 30/08/2017 Delegated Decision

Location: 40 Mount Pleasant RoadExeterDevonEX4 7AQ

Proposal: Use of a dwelling house as a C4 house in multiple occupation for up to 4 residents.

Application Number: 17/1346/LPD Delegation Briefing:

Decision Type: Was lawful use Decision Date: 06/09/2017 Delegated Decision

Location: 57 Rosebarn LaneExeterDevonEX4 5DG

Proposal: Loft conversion with side dormer, porch and other alterations

Pinhoe

Application Number:	17/1013/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	08/09/2017	Delegated Decision
Location:	2 Grasslands DriveExeterDevonEX1 3XZ			
Proposal:	Convert integral garage into domestic use.			

Application Number:	17/1071/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	11/09/2017	Delegated Decision
Location:	5 Venny BridgeExeterDevonEX4 8JF			
Proposal:	Single storey and two storey rear extensions, also addition of dormer on rear elevation.			

Application Number:	17/1159/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	11/09/2017	Delegated Decision
Location:	Flat First FloorPeterhayesPark LaneExeterDevonEX4 9HQ			
Proposal:	Change of use from two flats to one residential dwellinghouse			

Application Number:	17/1217/LPD	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	08/09/2017	Delegated Decision
Location:	3 Harringcourt RoadExeterDevonEX4 8PQ			
Proposal:	Rear single-storey extension and canopy to the patio.			

Priory

Application Number:	17/0794/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	08/09/2017	Delegated Decision
Location:	47 Hazel RoadExeterEX2 6HQ			
Proposal:	Construction of part two storey, part single storey rear extension.			

Priory

Application Number:	17/0948/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	06/09/2017 Delegated Decision
Location:	28A Oakley CloseExeterEX1 3SB		
Proposal:	Construction of a new dwelling.		

Application Number:	17/1382/TPO	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	20/09/2017 Delegated Decision
Location:	Street RecordTurnstone RoadExeterDevon		
Proposal:	T1 Cherry and T2 Sycamore, Fell; T3 Walnut and T5 Beech, crown lift to 2 metres		

St Davids

Application Number:	17/0580/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	12/09/2017 Delegated Decision
Location:	117 Fore StreetExeterDevonEX4 3JQ		
Proposal:	Alterations and partial change of use to provide 2 no. flats and 1 no. maisonette set across the first, second and third floors.		

Application Number:	17/0581/LBC	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	12/09/2017 Delegated Decision
Location:	117 Fore StreetExeterDevonEX4 3JQ		
Proposal:	Alterations and partial change of use to provide 2no. flats and 1no. maisonette set across the first, second and third floors.		

Application Number:	17/0854/DIS	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	06/09/2017 Delegated Decision
Location:	3 South StreetExeterDevonEX1 1DZ		
Proposal:	Discharge of Conditions 3 (Traffic), 4 (Noise) and 5 (Ventilation) of Planning Permission Ref. 16/1006/03 granted on 30 September 2016		

St Davids

Application Number:	17/0893/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	19/09/2017 Delegated Decision
Location:	Yorkshire Building Society187-189 High StreetExeter,EX4 3DU		
Proposal:	Installation of an ATM		

Application Number:	17/0894/ADV	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	19/09/2017 Delegated Decision
Location:	Yorkshire Building Society187-189 High StreetExeterEX4 3DU		
Proposal:	Installation of backlit ATM surround with advert.		

Application Number:	17/0895/LBC	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	19/09/2017 Delegated Decision
Location:	Yorkshire Building Society187-189 High StreetExeterEX4 3DU		
Proposal:	Installation of ATM		

Application Number:	17/0919/DIS	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	04/09/2017 Delegated Decision
Location:	Renslade House, Bonhay Road, Exeter, EX4 3BY		
Proposal:	Discharge of conditions 3,9 and 10 of prior approval application 16/0474/40 granted 17 June 2017		

Application Number:	17/0920/DIS	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	04/09/2017 Delegated Decision
Location:	Renslade House, Bonhay Road, Exeter, EX4 3BY		
Proposal:	Discharge of conditions 11, 12 and 13 of planning permission 16/0481/03 granted 14 February 2017.		

St Davids

Application Number: 17/0921/DIS Delegation Briefing:

Decision Type: Permitted Decision Date: 04/09/2017 Delegated Decision

Location: Renslade House, Bonhay Road, Exeter, EX4 3BY

Proposal: Discharge of conditions 9, 10 and 11 of planning permission 17/0001/03 granted 7 April 2017.

Application Number: 17/0950/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 06/09/2017 Delegated Decision

Location: 50 Bonhay RoadExeterEX4 4JD

Proposal: Construction of a flat-roof garage on the existing driveway to replace a storage building.

Application Number: 17/1053/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 18/09/2017 Delegated Decision

Location: 26 Colleton CourtColleton MewsExeterDevonEX2 4AH

Proposal: Replacement windows and french doors

Application Number: 17/1059/ADV Delegation Briefing:

Decision Type: Permitted Decision Date: 06/09/2017 Delegated Decision

Location: 16 Bedford StreetExeterDevonEX1 1LL

Proposal: Internally illuminated projecting signs x 2; internally illuminated menu case; Internally illuminated totem sign

Application Number: 17/1124/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 29/08/2017 Delegated Decision

Location: 101 South StreetExeterDevonEX1 1EN

Proposal: Change of use from a hairdressing salon (Use Class A1) to a tattoo studio (sui-generis). Second floor only.

St Davids

Application Number:	17/1189/ADV	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	06/09/2017 Delegated Decision
Location:	28 High StreetExeterDevonEX4 3LN		
Proposal:	Fascia sign & projector		

Application Number:	17/1195/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	11/09/2017 Delegated Decision
Location:	Greenslades Nursing HomeWilleys AvenueExeterDevonEX2 8BE		
Proposal:	Replacement doors and windows, replacement facias, soffits, and rainwater goods, and repainting of balconies.		

Application Number:	17/1199/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	19/09/2017 Delegated Decision
Location:	Royal Albert Memorial MuseumQueen StreetExeterDevonEX4 3RX		
Proposal:	New ceiling hatch with retractable ladder for internal roof space access. New gantry system supporting two new air handling units with associated duct work. New access hatch from internal roof space through roof structure to gain access to gantry.		

Application Number:	17/1200/LBC	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	19/09/2017 Delegated Decision
Location:	Royal Albert Memorial MuseumQueen StreetExeterDevonEX4 3RX		
Proposal:	New ceiling hatch with retractable ladder for internal roof space access. New gantry system supporting two new air handling units with associated duct work. New access hatch from internal roof space through roof structure to gain access to gantry.		

Application Number:	17/1201/ADV	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	06/09/2017 Delegated Decision
Location:	227 High StreetExeterDevonEX4 3LR		
Proposal:	1 non illuminated fascia sign to the painted fascia panel. to replace an existing sign.1 small non illuminated fascia sign at high level fixed to the existing painted timber facade at high level to replace an existing sign.		

St Davids

Application Number:	17/1233/CAT	Delegation Briefing:		
Decision Type:	Refuse Planning Permission	Decision Date:	25/08/2017	Delegated Decision
Location:	17 Melbourne StreetExeterDevonEX2 4AU			
Proposal:	T1 - Quince - Fell			

Application Number:	17/1418/DIS	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	14/09/2017	Delegated Decision
Location:	Brewers CourtWilleys AvenueExeterDevonEX2 8EZ			
Proposal:	Discharge of condition 13 of application 16/0469/03.			

St Leonards

Application Number:	17/0806/VOC	Delegation Briefing:	22/06/2017	
Decision Type:	Permitted	Decision Date:	18/09/2017	Delegated Decision
Location:	Land Adj 16, Barnardo Road, Exeter, EX2			
Proposal:	Variation of condition 2 of planning application APP15/3141144 (15/0661/03). Drawings amended to allow additional obscure-glazed windows on side elevations providing safe access for roof inspection and maintenance.			

St Loyes

Application Number:	17/0756/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	31/08/2017	Delegated Decision
Location:	44 Woodland DriveExeterDevonEX2 7PS			
Proposal:	Single storey rear extension			

St Loyes

Application Number:	17/0808/ADV	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	24/08/2017 Delegated Decision
Location:	Wickes Building Supplies LtdEagle WaySowton Industrial EstateExeterEX2 7HY		
Proposal:	Sign 1. Internally illuminated shaped box sign Signs 2a and 2b. Non illuminated flat cut letters Sign 3. Non illuminated pan sign All to front elevation Sign 4. Externally illuminated shaped flexible skin sign to rear elevation Sign 5. Externally illuminated shaped flexible skin sign;Signs 6a and 6b Non illuminated pan signs All to side elevation; Sign 7 Replacement panel to existing single sided free standing sign. Sign 8 Replacement panels to existing double sided totem sign. Sign 9. New internally illuminated triangular totem sign. Signs 10 and 11. Single sided post signs. Banner frames with pvc banners (X2). Poster frames to front elevation (X2).		

Application Number:	17/0809/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	25/08/2017 Delegated Decision
Location:	Wickes Building Supplies Ltd, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY		
Proposal:	New covered trolley bay in car park; new glazing on front elevation; reposition doors on rear elevation; extension to storage compound; and retrospective provision of burger van concession in car park.The proposal is for the installation of a new external covered trolley bay, the opening up of existing windows, the relocation of an existing door, the extension of an existing storage compound and the retrospective installation of a burger van.		

Application Number:	17/1093/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	31/08/2017 Delegated to Planning Officer
Location:	128 Woodwater LaneExeterDevonEX2 5AT		
Proposal:	Single storey rear extension and front porch		

Application Number:	17/1098/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	31/08/2017 Delegated Decision
Location:	Ulysses House 3 Heron RoadExeterEX2 7PH		
Proposal:	Replace existing roller shutter door with powder coated aluminium and glass curtain walling.		

Application Number:	17/1243/TPO	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	29/08/2017 Delegated Decision
Location:	Journeys EndAspen CloseExeterDevonEX2 5RZ		
Proposal:	Willow - T1 - Crown reduce overall by approx 3m. Prune split hanging branch to raise by 2m.		

St Loyes

Application Number:	17/1261/NMA	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	07/09/2017 Delegated Decision
Location:	24 Broadfields RoadExeterDevonEX2 5QY		
Proposal:	Non-material amendment sought to planning reference 16/0969/FUL for the reduction in length of approved single storey side extension from 6.2 metres to 4.5 metres.		

Application Number:	17/1386/TPO	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	20/09/2017 Delegated Decision
Location:	The Vapormatic Co LtdKestrel WayExeterDevonEX2 7LA		
Proposal:	T1-6: Crown lift, 3 metres.T1 Red Oak - Crown lift footpath side only up to 3m from ground level.T2 Red Oak - Crown lift footpath side only up to 3m from ground level.T3 Birch tree - Crown lift footpath side only up to 3m from ground level.T4 Oak Tree - Crown lift driveway side of tree only up to 6m from ground level and selectively prune branch growth back by approximately 2m from kerb edge to provide future clearance.T5 Wild Cherry - Crown lift footpath side only up to 3m from ground level.To cut back section of predominately Dogwood and Beech hedging back inline with the kerb edge identified around entrance driveway and parking bays. T6 Small Oak in Car park - Crown lift all round tree up to 3m from ground level and selectively prune southern side of trees crown by approximately 1 to 2m back to suitable branch growth within the trees crown, to prevent further vehicle strike from high sided vehicles.ReasonWorks are being undertaken to improve the relationship between the trees and the site to remove any conflict that may arise from encroachment. Works are part of the over arching management of the site in line with good arboricultural practices.		

St Thomas

Application Number:	17/0321/FUL	Delegation Briefing:	
Decision Type:	Permitted	Decision Date:	05/09/2017 Delegated Decision
Location:	Nordine House, Barley Lane, Exeter, EX4 1TA		
Proposal:	Demolition of existing house and construction of 3 dwellings		

Application Number:	17/0541/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Decision Date:	24/08/2017 Delegated Decision
Location:	25 Maple Road, Exeter, EX4 1BP		
Proposal:	Single storey rear extension and roof extension/ loft conversion		

St Thomas

Application Number:	17/1007/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	24/08/2017	Delegated Decision
Location:	25 Maple RoadExeterDevonEX4 1BP			
Proposal:	Single storey rear extension and boundary wall alterations			

Application Number:	17/1168/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	06/09/2017	Delegated Decision
Location:	6 Bowhay LaneExeterDevonEX4 1NZ			
Proposal:	Detached dwelling within garden			

Application Number:	17/1169/LPD	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	08/09/2017	Delegated Decision
Location:	89 Wentworth GardensExeterDevonEX4 1NQ			
Proposal:	Single storey rear extension			

Application Number:	17/1242/PD	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	25/08/2017	Delegated Decision
Location:	49 Wardrew RoadExeterDevonEX4 1HA			
Proposal:	Single storey rear extension (measuring 6m in depth, 3.5m max height and 2.4m eaves height).			

Topsham

Application Number:	17/1089/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	04/09/2017	Delegated Decision
Location:	38 Greatwood TerraceTopshamExeterDevonEX3 0EB			
Proposal:	First floor rear extension			

Topsham

Application Number:	17/1129/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	14/09/2017	Delegated Decision
Location:	412A Topsham RoadExeterDevonEX2 7AL			
Proposal:	First floor side and rear extension.			
Application Number:	17/1175/PNT	Delegation Briefing:		
Decision Type:	Prior Approval Not Required	Decision Date:	04/09/2017	Delegated Decision
Location:	Countess Wear RoundaboutCountess Wear RoadExeterEX2 6HD			
Proposal:	Telecommunications installation upgrade and associated works			
Application Number:	17/1371/LPD	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	30/08/2017	Delegated to Planning Officer
Location:	3 Sunhill AvenueTopshamExeterDevonEX3 0BP			
Proposal:	Rear dormer extension, two roof lights on front elevation and replacement of windows to french doors.			
Application Number:	17/1378/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	08/09/2017	Delegated Decision
Location:	16A Monmouth StreetTopshamExeterDevonEX3 0AJ			
Proposal:	T1 - Apple - FellT2 - Laburnum - Reduce by 6ft to 12ft			
Application Number:	17/1392/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	21/09/2017	Delegated Decision
Location:	Furlong19 Ferry RoadTopshamExeterDevonEX3 0JN			
Proposal:	T1 - Copper Beech - Fell			

Total Number of Decisions Made

100

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 2 October 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 No decisions have been received since the last report.

4. New Appeals:

- 4.1 No new appeals have been received since the last report.

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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