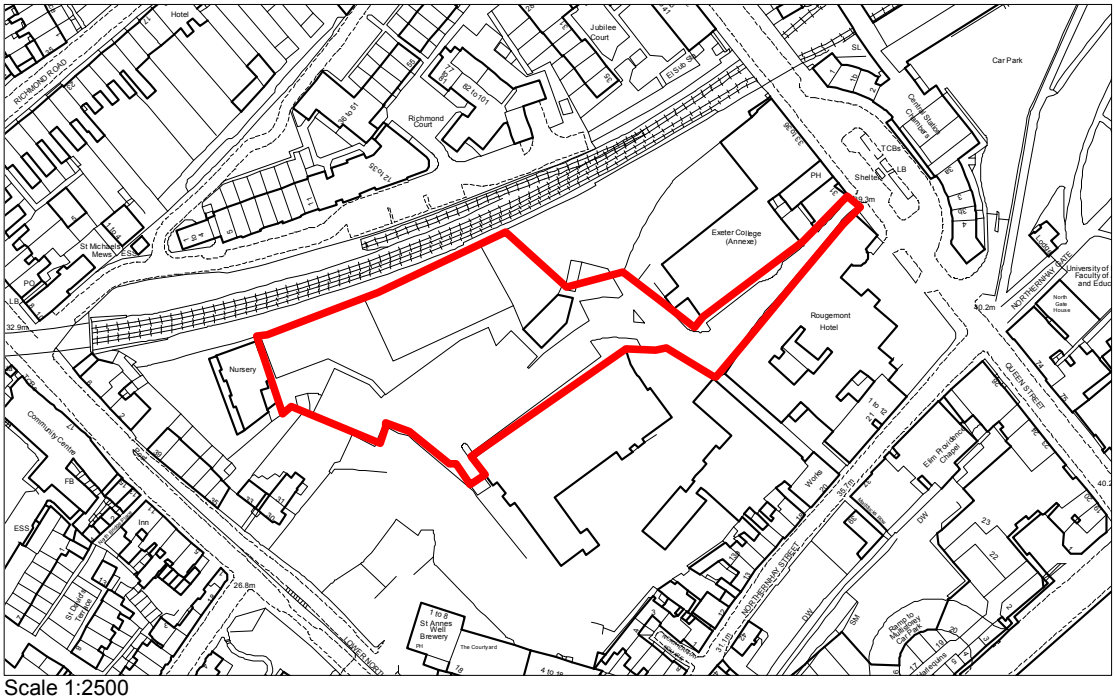
ITEM NO. 7 **COMMITTEE DATE:** 18/02/2013

APPLICATION NO: 12/1619/03 FULL PLANNING PERMISSION
APPLICANT: Mrs King
Exeter College
PROPOSAL: Sports Hall and teaching facility with associated parking
LOCATION: Exeter College, 33-36 Queen Street, Exeter, EX4 3SR
REGISTRATION DATE: 20/11/2012
EXPIRY DATE: 19/02/2013



Scale 1:2500

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HISTORY OF SITE

95/00521/02 -	Conversion of existing building for education purposes - approval of external appearance and alteration of access		29/09/1995
98/00744/03 -	Change of use from warehouse (Class B8) to educational institution (Class D1)	PER	18/11/1998
00/0401/03 -	Three temporary buildings for use as additional classroom accommodation with toilet facilities and associated works	PER	10/05/2000
01/0329/03 -	Retention of ventilation extract system equipment on south east elevation	PER	25/04/2001
02/0236/03 -	Temporary variation of condition 8 for the provision of additional car parking (approval 95/0040/01)	PER	23/04/2002
03/1737/03 -	Two four storey buildings with glazed link for education use (5280 square metres), parking and associated works	REF	23/01/2004
04/0383/03 -	Three storey building for education use, parking and associated works	PER	02/08/2004
05/1374/05 -	Non illuminated lettering wall sign and logo sign	PER	20/12/2005
06/1459/05 -	Non illuminated lettering and logo wall signs	PER	29/09/2006
06/1921/03 -	Ground floor infill extension for equipment/plant	PER	05/12/2006

	enclosure on south west elevation		
08/1995/03 -	Detached building to provide children's nursery, perimeter fencing and hard and soft landscaping	PER	12/12/2008
09/1732/03 -	Replacement windows on north west elevation.	PER	14/12/2009

DESCRIPTION OF SITE/PROPOSAL

The Victoria Yard campus is a roughly triangular area of land located in the City Centre to the south of Queen Street. It is effectively landlocked being bounded by a railway line to the north-west and the rear of adjacent properties on the other two sides. The neighbouring properties are characterised by a mixture of hotels, retail & residential uses. There is a single relatively narrow access to the campus site which opens onto Queen Street.

The Victoria Yard site lies outside of the Conservation Areas that surrounds it. It currently consists of Exeter College buildings, parking areas and unused land adjacent to the railway. The existing car parking is currently ‘pay and display’ for College staff only.

There are views on to the site from the railway line and flats to the north west of this. There is a prominent view of the site from the railway bridge at Queen Street toward the spire of St Michaels and All Angels church and a more restricted view from Lower North Street.

The proposed Sports Hall is to be sited adjacent the railway line to the north of the site with other existing Exeter College buildings forming the extent of the developable land to the south east and north east.

The size of the proposed facility has been developed to meet the spatial needs of the client brief and has taken reference from guidance published by Sport England and other Sports Governing Bodies. The overall size of the building is approximately 55 x 30m on plan, with a building footprint of 1693 sq.metres and comprises various dry leisure and teaching facilities. The sports that will be catered for include basketball, badminton, cricket, 5-a-side football, futsall, netball, volleyball and hockey. Non sports uses will be centred around exams, assemblies and meetings. Ancillary accommodation such as viewing areas, changing facilities, classrooms and plant room have all been designed within the overall footprint.

Aesthetically the building has been designed to reflect the disposition of its internal volumes, namely the sports hall, foyer, spectator gallery and ancillary accommodation. The main entrance to the building from the parking area is clearly identified by glazing, providing views into the facilities. The height of the hall has been kept as low as possible with its roof set to a low pitch. Red facing brick provides a visual link to adjacent buildings and the wider surroundings and presents a robust plinth at lower level. Other materials include Rheinzink cladding, insulated flat panel aluminium cladding, timber cladding and kalwall translucent panels.

The facility is required because the existing facility at the Hele Road Campus is no longer fit for purpose. The existing 4-court sports hall was originally built in the 1960s as an assembly hall. It was subsequently converted and used as a sports hall but no longer complies with modern space standards (in terms of its size and height) and no longer meets the physical or academic needs of the college's sports faculty students.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and Access statement incorporating:

- Heritage Statement
- Biodiversity Survey & Report
- Arboricultural Assessment
- Lighting Assessment Statement
- Noise Impact Assessment

- Sustainability Statement
- Land Contamination Assessment
- Site Waste Management Statement
- Planning Statement
- Planning Validation Checklist
- Statement of Community Involvement
- Travel Plan
- Transport Assessment Statement
- Secure by Design Statement
- Accessibility Statement
- Flood Risk Assessment

REPRESENTATIONS

Objections: 9. Principal planning issues raised:

- Increase in students will mean an increase in pedestrian use of Queen Street, and an increase litter and antisocial behaviour.
- The building is too high and too big, and therefore it will be intrusive in an area where there are many residential dwellings.
- Large bland and windowless elevations, especially facing Richmond Court.
- There is a lack of information about the amount of light spill from the building and the impact of this on neighbours.
- There is a lack of information about the noise impact on neighbours of plant and machinery on the roof of the building.
- There is poor access and difficulties for coaches parking in Queen Street to drop off.
- Poor access and egress in emergency.
- Increased traffic congestion and pollution.
- The proposal involves the felling of trees.
- The six week consultation period was insufficient, particularly as it included Christmas and New Year.

CONSULTATIONS

English Heritage - no objections.

Police Architectural Liaison Officer - no objections.

County Head of Planning, Transportation and Environment - no objections have been raised about the proposed development. Discussions are ongoing with regard to conditions, the result of these discussions will be reported in the late list or verbally at committee.

Assistant Director Environment - no objections have been raised about the proposed development. Discussions are ongoing with regard to conditions, the result of these discussions will be reported in the late list or verbally at committee.

Network Rail - no objections.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
National Planning Policy Framework

Exeter Local Development Framework Core Strategy
CP10 - Meeting Community Needs
CP14 - Renewable and Low Carbon Energy
CP15 - Sustainable Construction

Devon County Structure Plan 2001-2016
CO6 - Quality of New Development
CO7 - Historic Settlements and Buildings

Exeter Local Plan First Review 1995-2011
L8 - Indoor Sport Facilities
T1 - Hierarchy of Modes
T2 - Accessibility Criteria
T3 - Encouraging Use of Sustainable Modes
C1 - Conservation Areas
DG1 - Objectives of Urban Design
DG2 - Energy Conservation
DG3 - Commercial Development
DG7 - Crime Prevention and Safety

OBSERVATIONS

There are essentially three key considerations that need to be taken into account when determining this application. Broadly they can be summarised into the following categories; appearance scale and massing, access, and amenity.

The proposed building has been designed to follow and reflect the form of the existing buildings on the same site, namely the CCI building and the nursery. This is evident most obviously through the use of matching materials. By using materials from the existing palette the proposed building will offer clear and defined uniformity which is considered advantageous.

With regard to scale and massing, in isolation the size and scale of the proposed building does lean towards the large side. However, taking into consideration the extent of the overall site and the topography of the area, its size is considered acceptable. St Davids Hill properties aside, the proposed building is comparable to adjacent buildings, which all appear to sit comfortably in their setting. The properties fronting St Davids Hill are sufficiently divorced from the application site to guarantee their charm will not be lessened as a result from the proposal.

Whilst technically the site falls outside of the St Davids Conservation Area, by virtue of its proximity the impact of the building does need to be examined. Despite the fact the structure will be widely visible from the conservation area, by reason of its sympathetic design its impact is considered negligible. The development will actually enhance the appearance of the site which is highly visible, by reason of its proximity to the railway line that connects St Davids and Central stations.

With regard to access, as detailed earlier in this report the existing sports hall associated with the college is located on the Hele Road campus. As a direct consequence there is a significant amount of foot-fall between the two sites. The Sports Faculty is already located at Victoria Yard. Consequently if planning permission was to be granted, the need to travel between the two sites would be eliminated, greatly reducing the number of students on Queen Street.

In relation to vehicles, Victoria Yard has a single point of access from Queen Street that meets the needs of the site. It is a shared access and accommodates pedestrians, cyclists, cars and larger service vehicles that require access to the college buildings, nursery and car parking areas. It is not anticipated that there will be any more vehicle trips to or from the site because of the nature of the building and the make-up of its users. By their very nature sports halls are low occupancy buildings and students using the facility will arrive on foot or bicycle. It is indeed a possibility that the total number of vehicular trips to and from the site

will reduce on a day-to-day basis because Network Rail (current owners of the site) will no longer require access to the land.

A number of local residents raised specific concern about the use of large coaches. The applicant has confirmed they do not anticipate large coaches will be used to access the site and instead will be served by mini-buses. In the short-term it is considered reasonable to request a green travel plan to be provided that will detail arrangements for coaches should the need to use them arise. In the long-term, the forecourt of Exeter Central station is to be improved and remodelled and within this redesign a dedicated coach drop-off point will be provided.

There will not be an unacceptable impact on the amenity of neighbouring properties arising from the proposed lighting or associated plant.

PLANNING MEMBER WORKING GROUP (21 AUGUST 2012)

Members were advised on the Sport Hall proposals and supported them without prejudice to any subsequent planning application.

NORTHERN AREA WORKING PARTY (28 JANUARY 2013)

Members generally supported the approval of the application. However, they expressed concerns that the white cladding illustrated in the application (facing the railway line) could attract graffiti and it was noted that the applicant's architect would be requested to include anti graffiti measures.

Members noted that the application would be presented to the next Planning Committee.

RECOMMENDATION

APPROVE 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 the 20 November 2012 *(dwg. no(s). 6723PRSCH01E, 6723PRSCH02E, 6723PRSCH03F, 6723SCH08A, 6723PRSCH07A, 6723PRSCH04F & 6723PRSCH06D),* 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 and the development shall not be started before their approval is obtained in writing and 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) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.

Reason: To ensure the amenity of nearby residential units are protected.

5) The submitted remediation scheme must be carried out in full prior to the occupation of development, unless otherwise agreed in writing by the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary an amended remediation scheme must be prepared, which shall be subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
Reason: In the interests of the amenity of the users of the building(s) hereby approved.

6) A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

7) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:

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