

**PLANNING COMMITTEE
13 JANUARY 2014**

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

<p>Items 6 to 9 - Applications by the Police/Morrisons at Middlemoor and IKEA at Newcourt are deferred to the reserve date of 20 January.</p> <p>We contact all objectors when the Planning Committee meeting agenda is published to give them an opportunity to come along and listen to the debate and to let them know there is an opportunity for an objector and a supporter to speak. It appears that not all notifications went out in time due to the Christmas and New Year breaks. We want to give the public adequate notice so these applications are deferred by a week to Monday 20 January. This will provide a little more time for consideration of these important issues.</p>	
<p>Item 5 Pages 5-20 Ref: 13/4802/01 Land at Home Farm Church Hill Pinhoe Exeter</p>	<p>Two additional letters of objection have been received, raising similar issues to those set out in the report, and also referring to flooding in the area during the Christmas period, which it is feared would be exacerbated by the development.</p> <p>The Environment Agency has advised that there is no objection subject to the development proceeding in accordance with the submitted Flood Risk Assessment.</p> <p>Devon Wildlife Trust has expressed concern that the proposal does not demonstrate that there would be no net loss of biodiversity. Further information is required relating to how much hedgerow would be lost, and how much is proposed to be replaced to mitigate the impact.</p>
<p>Item 10 Pages 93-104 Refs: 13/4660/03 and 13/4661/07 Kalendar Hall South Street Exeter</p>	<p>Members are advised that the main front external material is to be changed from polycarbonate to glass. The architects are providing further details to demonstrate its appearance, maintenance, longevity and appropriateness within a technical/design statement. This additional information will be available at the meeting.</p> <p>One additional objection has been received from a local resident concerning the building's height, appearance and the use of polycarbonate material. This objection is supported by Cllr Brock.</p>
<p>Item 11 Pages 105-112 Ref: 13/4843/03 Portland House Longbrook Street Exeter</p>	<p>One additional letter of objection has been received on the grounds that the building is already so tall that it is out of scale with the rest of the street, and another floor would make this worse.</p> <p>The issue of scale and massing is discussed in the main report.</p>
<p>Item 12 Pages 113-122 Ref: 13/4806/03 Former Ibstock Brickworks Site off Harrington Lane, Exeter</p>	<p>No further information.</p>

PROPOSED FENCE AT EXETER GOLF AND COUNTRY CLUB, TOPSHAM ROAD
Application Ref. 13/3822/03

Update report to Planning Committee 13 January 2014

**Planning Committee is not being asked to make a decision
at this meeting, this is not a discussion item**

Planning Committee resolved on 30 September 2013 that it was minded to approve the planning application but deferred a decision to allow Persimmon and Exeter Golf & Country Club the opportunity to agree a more appropriate solution. It was agreed that it would receive oral reports on progress.

Following an initial exchange of correspondence on their positions (Persimmon 3 Oct and EG&CC 1 & 4 Oct), EG&CC and Persimmon met on 11 October. This was followed by further correspondence (Persimmon 14 Oct and 28 Oct and EG&CC 22 Oct and 6 Nov).

There was no further dialogue then on 20 November EG&CC requested that the matter be reported back to Planning Committee on 2 December following a lack of progress. The ADCD then sought to take a more active role as a mediator to try and get the parties together. The Chief Executive met Persimmon on 27 November and the ADCD and Development Control Manager met Persimmon on 29 November. Persimmon indicated that it would be writing to the Council with a compromise proposal to resolve EG&CC's problem with insurance. This proposal was received by letter on 5 December. The main provision was 'Persimmon Homes will provide an insurance policy to protect the boundaries that are affected for the Golf Club to enter into at no extra cost to the club over existing policy.'

The ADCD contacted EG&CC on 9 December to pass on Persimmon's proposal, to seek a mandate to enable Persimmon to get a quote and to try and set up a meeting to explore whether this was a realistic option. EG&CC responded that it would provide a mandate and sought a meeting before Christmas, however, this could not be arranged until 6 January due to Persimmon's year end. ADCD indicated it would not then be possible for Planning Committee to make decision on 13 January, this written update would be prepared and the matter reported to Planning Committee, if necessary via a special meeting, as soon as issues are sufficiently resolved to determine the nature of any compromise

The meeting on 6 January was attended by both parties and their insurance advisors. Both parties appear to agree that insurance is presently available, however, if there are claims it may be more expensive and/or difficult to secure in the longer term. Persimmon argue this is no different to the present situation or any insurance position. EG&CC agreed to provide claims history and other information to enable Persimmon to obtain a quotation. Debate also focused on the relative merits and costs of the current proposal for fencing against reorientation of holes and lower fences. EG&CC will provide costings for the Council and Persimmon to verify. While Persimmon has so far stated it will not contribute to costs, it recognises that solutions require compromise.

A further meeting has been arranged for the 29 January when insurance quotes and cost information should be available.