

## **PLANNING COMMITTEE**

Monday 2 February 2015

### Present:

Councillor Bialyk (Chair)  
Councillors Spackman, Choules, Denham, Edwards, Lyons, Mitchell, Mottram, Raybould, Sutton, Williams and Winterbottom

### Apologies:

Councillor Newby

### Also Present:

Assistant Director City Development, Principal Project Manager (Development) (MH) and Democratic Services Officer (Committees) (HB)

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### **DECLARATIONS OF INTEREST**

No declarations of interest were made by Members.

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### **PLANNING APPLICATION NO. 14/2016/01 - LAND ADJOINING RENNES HOUSE, VAUGHAN ROAD, EXETER**

The Principal Project Manager (Development) presented the application for the demolition of existing two storey car parking and erection of a new block of flats (3/4 storeys) containing 26 homes, including on site car parking, amendments to existing access and relocation of telecoms equipment cabinet.

He reported one further letter of objection highlighting health and safety issues with the loss of parking resulting in parking in neighbouring streets particularly in relation to parents dropping off children for school.

Mrs Jones spoke against the application. She raised the following points:-

- the design was not in keeping with the surrounding area;
- impact on existing amenity area of Rennes House;
- absence of secure parking for both Rennes House and new development
- new development had 27 car parking spaces for 26 flats, Rennes House only has 15 spaces for 61 residents;
- the 27 cycle racks proposed for the new development are excessive as the majority of residents are likely to be too old for bicycles;
- high incidence of anti social behaviour in the area and more CCTV cameras are required. The bin storage area for the new development will have more cameras than Rennes House itself; and
- insufficient parking for parents dropping of school children leading to parking in Hill Lane and Vaughan Road with the safety of the children being compromised.

Mr Stenning spoke in support of the application. He raised the following points:-

- the development would be in accord with the five stage design philosophy to sustainable and affordable housing provision in Exeter;

- healthy design principles were incorporated from the outset, to provide an uplifting and life enhancing environment;
- focus on a fabric first approach based on low energy, passivhaus principles to reduce energy demand and carbon emissions;
- seek to enhance the natural environment by employing permaculture design principles integrating the new development with its surroundings;
- at the forefront of developing integrated design strategies that help to future proof a building against the effects of climate change;
- design incorporates the Lifetime Homes criteria;
- the scheme will provide 26 much needed new homes, all will be social housing, rented to households on the housing register and retained as a long term asset by the Council. The homes will be for over 55's;
- scheme to include one fully wheelchair accessible flat;
- over 4,500 households on the Housing Register, and of those over 1,000 are in the highest level of need. About a quarter of those 1,000 are over 55 years of age and would qualify for the proposed scheme;
- there has been a shift in housing needs for the over 55's towards one bedroom rather than two bedroom. Over 70% now require one bedroom homes;
- meetings with residents held on 6 March 2014 and 28 January 2015. On the whole the scheme was well received;
- there will be engagement with the car park tenants with a view to managing a move to a garage site of their choice, as appropriate, prior to the new build starting. There will also be engagement with the head teacher of the adjacent school to keep updated on the build programme and timescales;
- parking moved from the underground to ground level saves around £500,000 that can be used elsewhere. In line with some comments from residents, car parking provision can be examined;
- as landscape design for the site is finalised will look carefully at the security of the parking areas, to find solutions to restrict non-residents using the area around Rennes House as a cut through. Will also finalise the security of individual spaces so that their use is restricted to residents of Rennes and the new scheme only – currently we are investigating the use of a lockable bollard system; and
- the detailed landscaping design will focus on providing a high quality, integrated landscaping scheme that will maximise the quality and usability of the space in the ground level courtyard and on the second floor terrace.

The recommendation was for approval, subject to the conditions as set out in the report.

**RESOLVED** that planning permission for the demolition of existing two storey car parking and erection of a new block of flats (3/4 storeys) containing 26 flats, including on site car parking, amendments to existing access and relocation of telecoms equipment cabinet be **REFUSED** on the grounds of inadequate amenity space, particularly to serve Rennes House which would have been a consequence of the new development and poor amenity for potential residents by virtue of habitable rooms directly abutting the public highway.

The Principal Project Manager (Development) presented the application for part conversion and part demolition and replacement of existing buildings, to re-develop the site to provide 21 student studio flats in two blocks with associated amenity space, parking and bin storage areas.

He reported that English Heritage's objection remained in spite of revisions to the scheme, that the Environment Agency had requested an additional condition requiring a structural survey of the leat running through the site and that one letter had been received following re-consultation on revised plans welcoming changes and raising minor points relating to detailed design.

Members were circulated with an update sheet - attached to minutes.

The recommendation was for approval subject to the conditions as set out in the report and update sheet.

**RESOLVED** that, subject to the completion of a Section 106 Agreement under the Town and Country Planning Act 1990, to secure the limiting of accommodation to students only and securing submission of a management plan governing the occupation of the property, planning permission for part conversion and part demolition and replacement of existing buildings, to re-develop the site to provide 21 student studio flats in two blocks with associated amenity space, parking and bin storage areas be **APPROVED**, subject also to the following conditions:-

- 1) C07 - Time Limit – Outline
- 2) Approval of the details of the landscaping of the site (hereinafter called "the reserved matter") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
**Reason:** To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 3) 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 15<sup>th</sup> and 29<sup>th</sup> January 2015 (*dwg. nos. 1896/13/020 Rev L, 1896/13/021 Rev H, 1896/13/022 Rev G, 1896/13/023 Rev E and 1896/13/024 Rev F*), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 4) The development hereby approved shall be carried out strictly in accordance with the levels information specified on the drawings hereby approved. Prior to the commencement of development a fixed datum point within the site to which the specified levels can be related shall be agreed in writing with the Local Planning Authority.  
**Reason:** To ensure that the development is constructed in accordance with the relative levels relating to adjoining properties in the interests of the residential amenities of the occupants of surrounding properties.
- 5) The development shall not begin until full details of drainage works have been submitted to and approved by the Local Planning Authority in writing. The drainage details submitted pursuant to this condition shall accord with the submitted Flood Risk Assessment Ref. BSA1896A dated 28/01/2015. Thereafter the development shall be implemented in accordance with the approved details.  
**Reason:** To ensure the satisfactory drainage of the development.
- 6) C17 - Submission of Materials
- 7) C37 - Replacement Planting
- 8) C57 - Archaeological Recording

- 9) C58E - Contract Prior to Demolition
- 10) C70 - Contaminated Land
- 11) Prior to the commencement of the development hereby approved details of the proposed security gates at the access into the site shall be submitted to, and be approved in writing by, the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.  
**Reason:** To ensure that the design, appearance and function of the proposed security gates are acceptable.
- 12) The stairwell in the west facing gable elevation of Block C shall be fitted with obscure glazing in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the said glazing shall be retained in situ unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** In the interests of the privacy and amenity of the occupants of the adjoining property.
- 13) 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, 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:** In the interest of the environment of the site and surrounding areas.
- 14) No other part of the development hereby approved shall be commenced until adequate areas shall have been made available within the site to accommodate operatives' vehicles, construction plant and materials in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and retained for the construction period.  
**Reason:** To ensure that adequate on-site facilities are available for the construction traffic attracted to the site.
- 15) Construction work shall not take place outside the following times: 8am to 6pm (Monday to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.  
**Reason:** In the interests of the amenity of occupants of nearby buildings.
- 16) Any individual dwelling hereby approved shall achieve Code for Sustainable Homes (CSH) Level 4 (including a 44% CO<sup>2</sup> emissions rate reduction from Part L 2006) as a minimum, and CSH Level 5 (Zero Carbon) if commenced on or after 1st January 2016, in accordance with the requirements of the Code for Sustainable Homes 2006, the Code for Sustainable Homes Technical Guide November 2010 and the Code Addendum May 2014 (or such equivalent standard that maybe approved in writing by the Local Planning Authority) and Exeter Core Strategy Policy CP15.  
**Reason:** In the interests of sustainable development.
- 17) Prior to commencement of any dwelling the developer shall submit to the Local Planning Authority a Design Stage Code for Sustainable Homes (CSH) assessment including the score expected to be achieved and which standard this relates to. Where this does not meet the minimum required standard the developer must

provide details of what changes will be made to the development to achieve the minimum standard, and thereafter implement those changes. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until an application for a Final Code Certificate has been made seeking certification that the required Code Level has been achieved and within one year of occupation of any dwelling the developer shall submit to the Local Planning Authority a Final Code Certificate to demonstrate that a Final Code Level of 4 or 5 has been achieved as required above.

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

- 18) The Local Planning Authority shall be notified in writing of the identity of all dwellings for which construction has commenced before 1 January 2016, within 10 days following that date.

**Reason:** In the interests of monitoring compliance with sustainable development requirements.

- 19) No development shall take place until a Wildlife Plan which demonstrates how the proposed development has been designed to enhance the ecological interest of the site, and how it will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out and managed strictly in accordance with the approved measures and provisions of the Wildlife Plan.

**Reason:** In the interests of protecting and improving existing, and creating new wildlife habitats in the area.

- 20) Notwithstanding drawing no. 1896/13/020 Rev L, no part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities for residents have been provided in accordance with further details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the said cycle parking facilities shall be retained for that purpose at all times.

**Reason:** To ensure that cycle parking is provided, in accordance with Exeter Local Plan Policy T3.

- 21) Prior to the commencement of the development hereby approved details of all retaining wall, boundary treatments, paths and hard surfaced areas within the site shall be submitted to, and be approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the approved details.

**Reason:** In the interests of the character and appearance of the Riverside Conservation Area and the setting of the adjoining listed building.

- 22) Prior to the commencement of the development hereby approved a full structural survey of the covered ordinary watercourse running through the site (leat) shall be undertaken and submitted to the Local Planning Authority for approval in consultation with Devon County Council as the Lead Local Flood Authority. The said structural survey shall also identify any remedial works necessary to facilitate implementation of the scheme hereby approved in accordance with the drawing specified in Condition 2. Thereafter, the scheme shall be implemented in accordance with the approved details.

**Reason** – To ensure that the scheme is capable of implementation in accordance with the approved detail to the satisfaction of the Local Planning Authority.

in the event that the Section 106 Agreement is not completed within six months of the date of this committee meeting, the Assistant Director City Development be authorised to **REFUSE** planning permission for the reason that inadequate provision has been made for matters which were intended to be dealt with in the Section 106 Agreement.

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**LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the Assistant Director City Development was submitted.

**RESOLVED** that the report be noted.

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**SITE INSPECTION PARTY**

**RESOLVED** that the next Site Inspection Party be held on Tuesday 17 February 2015 at 9.30 a.m. The Councillors attending will be Denham, Williams and Winterbottom.

(The meeting commenced at 5.30 pm and closed at 6.33 pm)

Chair