

PLANNING COMMITTEE

30 MARCH 2015

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

<p>Item 4, Pages 5-10 Ref 14/4857/03 30 Marlborough Rd Exeter</p>	<p>No further update.</p>
<p>Item 5, Pages 11-22 Ref 14/2066/01 Land north of Exeter Road Topsham</p>	<p>No further update.</p>
<p>Item 6, Pages 23-28 Ref 14/4750/07 Flat 8, Exeter Castle Exeter</p>	<p>Two further letters of support received, mentioning support for what the applicant is intending to achieve for the Castle as a whole and querying why the Council is in their view not supporting this as much as they should.</p> <p>Response : This is a separate matter from the present application and it is understood that the council is already liaising (via the Assistant Director Economy) with the owner over these wider issues. As the planning authority the Council has a legal duty to pursue and attempt to rectify breaches of planning law, in this case with respect to unauthorised works to a Grade II* listed building, and the Council has sought to encourage the owner to in future discuss and apply for consent for works in advance of implementing them.</p> <p>An email from English Heritage acknowledging receipt of the latest revised plans. Any further response from them will be reported at the meeting.</p> <p>Details of the rooflights have been received. These are acceptable and can be approved as part of the application; the planning condition is therefore no longer needed.</p>
<p>Item 7, Pages 29-34 Ref 15/0185/03 Land rear of Crawford Hotel Exeter</p>	<p>Following the Members Site Inspection on 17 March at which it was considered there was potential to facilitate access to the site from Retail Park Close (notwithstanding the need to use land outside the applicants control) the applicants were approached and the following response provided: 'You asked us to consider an alternative access. We do not consider it necessary to consider an alternative access as the proposed access is off an adopted road and will adequately serve the proposed development. Furthermore, DCC Highways have raised no objection to this means of access to the site. We therefore do not intend to change the access point'. (Email dated 24.3.15). Members were briefed of the applicants email at the Delegation Briefing dated 24 March.</p> <p>The wording to Condition 13 is incomplete. Insert the following: Prior to occupation of any dwelling hereby approved place until details of provision for nesting birds has been 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.</p> <p>Reason: In the interests of preservation and enhancement of biodiversity in the locality.</p>

Detailed discussions have been ongoing relating to the design of the properties. Of particular concern was the solid-to-void ratio on the front (NE elevation) of the terrace and the detached dwelling and materials. Due to the tight timeframes involved in agreeing a revised design and a desire to ensure this proposal remains on the Committee agenda, revised wording to the recommendation is proposed as follows:

‘Subject to the receipt and written approval by the Local Planning Authority of a revised plan detailing the fenestration on the front of the terrace and the rear elevation of the detached dwelling’, APPROVE subject to the conditions contained in the Officer report.