

PLANNING COMMITTEE

Monday 5 October 2015

Present:

Councillor Bialyk (Chair)
Councillors Spackman, Buswell, Denham, Edwards, Lyons, Mottram, Newby, Prowse,
Raybould, Sutton and Williams

Apologies:

Councillor Choules

Also Present:

City Development Manager, Project Manager (Planning) and Democratic Services Manager
(Committees)

68

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

69

PLANNING APPLICATION NO. 15/0661/03 - 16 BARNARDO ROAD, EXETER

The City Development Manager presented the application for the construction of two semi-detached dwellings at land adjacent to 16 Barnardo Road, Exeter.

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

The recommendation was for approval subject to the conditions as set out on the update sheet.

Councillor Shiel, having given notice under Standing Order no.44, spoke on the item. He raised the following points:-

- representing local residents and speaking with the support of the other Local Ward Councillor
- was considerable and unanimous local opposition to this proposal
- had been no such objection to the previous approved application on this site
- accepted that this site would be developed but it was the impact of the sheer bulk of the proposal on the area and local residents that was the issue
- the massing of the houses could not be justified and it was to maximise the profit from the site
- one of the rear gardens did not meet the space standards in the Residential Design SPD
- the Civic Society objected as no case could be made to support that the application enhanced or made a neutral contribution to the Conservation Area
- would block out the light and view of the neighbouring properties
- balconies to the rear had the potential to cause a noise nuisance and loss of privacy
- asked the Committee to refuse the application because the scale and massing of the building was not in keeping with the Conservation Area.

In response to a Member's question, Councillor Shiel stated that the local residents accepted that the site would be built on and the applicant should come forward with a less bulky design.

Mr Clarke spoke against the application. He raised the following points:-

- the design of the proposed development did not preserve or enhance the St Leonard's Conservation Area
- it interrupted the rhythm of the street scene and did not integrate into the area
- the proposal was too high and would over look bedrooms on the opposite side of the road
- one of the rear gardens did not meet the Council's space standards
- the balconies would overlook existing dwellings and the private play area to the rear causing loss of privacy
- was not against contemporary design but this proposal was overdevelopment of the site and did not fit in with the Conservation Area.

In response to a Member's question, Mr Clarke responded that he did not object to the previous approved application in 2013 as it was more suitable for the site being two storeys.

Mrs Beresford spoke in support of the application. She raised the following points:-

- in a Conservation Area properties should enhance or preserve the area and not be pastiche
- consulted with the Council to bring this proposal forward
- had purchased the site with outline planning permission
- would use red brick in keeping with the area
- proposal would provide for two off-street parking places for each dwelling
- the balconies and terraces would be to the rear as the previous approved application; no terraces to the front of the properties
- would be lower than the properties on the opposite side of the road; the ridge height would be lower to than the properties to the left and higher than the property to the right.

She responded as follows to Members queries:-

- had reduced the height on the gable ends to lessen the impact
- did not own the site in 2013 when the previously application was approved.

In response to Members, the City Development Manager clarified the position with regards to the symmetry of the street scene when considering extensions on the adjacent 1960's properties.

The majority of Members felt that the scale and massing was inappropriate for the street scene; the lack of symmetry was not in keeping with the locality; the garden space was inadequate; and the design was not reflective of the character of the area.

RESOLVED that planning permission for the construction of two semi-detached dwellings be **REFUSED** for the following reasons:-

- (1) The proposed development by reason of its scale and massing and lack of symmetry, which is a characteristic of properties on Barnado Road, would create a discordant feature within the streetscene to the detriment of the character and appearance of the St.Leonard's Conservation Area".
- (2) The proposed is contrary to Policy DG4 of the Exeter Local Plan First Review and the provisions of the Council's adopted Residential Design Guide in that insufficient amenity space is provided for the occupiers of the proposed dwellings.

70

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Assistant Director City Development was submitted.

RESOLVED that the report be noted.

71

APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

72

SITE INSPECTION PARTY

RESOLVED that the next Site Inspection Party will be held on Tuesday 20 October 2015 at 9.30 a.m. The Councillors attending will be Choules, Lyons and Mottram.

Additional Information Circulated after Agenda Dispatched - circulated as an appendix

(The meeting commenced at 5.30 pm and closed at 6.45 pm)

Chair