

**PLANNING COMMITTEE  
5 SEPTEMBER 2016  
ADDITIONAL INFORMATION**

Correspondence received and matters arising following preparation of the Agenda

Item 5. Ref: 16/0806/03 Pages 5-10

22 Lincoln Road  
Exeter

No further update.

Item 6. Ref: 16/0405/03 Pages 11-26

Belgrave Road  
Exeter

Conditions 7 & 8

The reason for both these conditions should read: *To protect controlled waters **and human health.***

Item 7. Ref: 16/0949/03 Pages 27-38

79 Heavitree Road  
Exeter

**DCC Highways Comments:**

The development is to be car free which for a student development in a central location adjacent to the St Luke's campus is acceptable. The spaces which are provided on site are felt to be sufficient for student pick up and drop off at the beginning and end of term.

The level of cycle parking provision (56 cycles) is acceptable and should be secured by condition. No travel plan has been submitted and it is recommended that this is either secured by condition or as a part of the student management agreement. To protect the function of Heavitree Road and the safety of users of the public highway it is essential that the construction arrangements are carefully managed. A condition is recommended to ensure this and the applicant is advised to meet to agree suitable working arrangements prior to commencement.

In summary, the impact of the development is acceptable in highway terms and suitable on site cycle parking and loading/servicing facilities are proposed for the traffic attracted to the site. Therefore subject to conditions to secure these facilities, no objection.

**Objections:**

No new objections have been received, however, additional comments have been received from Mr Will Gannon of 81 Heavitree Road as follows:

- The existing office building at 81 Heavitree Road is to be converted to residential and works will commence soon. A private garden area is proposed at the rear of the property. There is already some overlooking from the existing rear extension at 79 Heavitree Road. The proposed new extension is several metres closer, a storey higher and there are eight windows instead of two.
- It is suggested that the number of windows overlooking the garden area should be reduced by relocating two and making one obscure glazed so that only five windows would be overlooking the garden area.
- The only solution offered by the developer is to increase the height of the fence.
- As the garden is private and not communal, the loss of privacy should be reconsidered.
- There will also be a loss of privacy to the garden of no. 2 Grendon Road.
- A request to defer the meeting until the following month due to being unable to attend the September Committee and therefore unable to speak on this matter.
- The comments were copied to Cllrs Branston, Spackman and Vizard.

Item 8. Ref: 16/0835/03 Pages 39-42

43 St Davids Hill  
Exeter

No further update.