

**PLANNING COMMITTEE**  
**3 OCTOBER 2016**

**ADDITIONAL INFORMATION**

**Correspondence received and matters arising following preparation of the Agenda**

**Item 4 : Application Ref: 16/0405/16 : Pages 5-28**

**Belgrave Road  
Exeter**

To secure that development is only carried out in accordance with the revised plans, the wording of condition 2 should be amended from that contained in the report to Planning Committee of 5 September:

Condition 2. 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 26 September 2016 as modified by other conditions of this consent.

**Reason:** In order to ensure compliance with the approved drawings.

The revisions to the scheme will also affect the Community Infrastructure Levy (CIL) and New Homes Bonus (NHB) that the City Council receives.

New Homes Bonus that would be paid to Exeter City Council on the revised scheme is £211,868.86 per year currently paid for six years. This totals £1,271,213.10.

Community Infrastructure Levy Payable on revised the scheme is £947,888.36.

**Item 5 : Application Ref: 16/0849/01 : Pages 29-60**

**Playing Field off Wear Barton Road  
Exeter**

Following the receipt of the draft conclusions of the Exeter Playing Pitch Audit and external legal advice, it is considered appropriate to reassess the application in order to incorporate this recently available information. For this reason it is recommended that consideration of the application be deferred until the next meeting.

**Item 6 : Application Ref: 16/0963/03 : Pages 61-70**

**Land bounded by Exeter Road and The Retreat Drive  
Topsham**

**Advertisement:** It is noted that the application was not advertised as a Departure from the Local Plan First Review 1995-2011. If Members are minded to approve the application, it would be necessary to revise the recommendation to include the re-advertisement of the application for 3 weeks and that authority be delegated to the Assistant Director of City Development in consultation with the Chair of the Planning Committee to approve the application if satisfied that any further objections received do not raise and significant new issues.

**Highways England:** No objection.

**DCC Highways:**

**Access** – Proposed via a dropped kerb onto Exeter Road, this meets the relevant visibility standards for the 85<sup>th</sup> percentile speed on Exeter Road (55m for 35mph). Although acceptable in principle it is advised that:

The dropped kerb will need to be built in accordance with DCC specification;  
Uncontrolled discharge of water over a footway is contrary to S163 of the Highways Act 1980 and any new access will need to be designed to prevent this;  
Permission must be applied for and approved before undertaking any such works on the highway;  
Adjacent bus stop will be relocated as part of the works on land north of Wessex Close (16/0114/03).

**Parking/Trip Generation** – Plans show provision for 16 car parking spaces – given that 20 staff are expected to be employed, this seems sensible. The level of traffic generation from the site is expected to be modest and the additional traffic is not a significant concern. Cycle parking in accordance with the standards set out in the Exeter City Council Sustainable Transport SPD are achieved.

**Construction** – To mitigate the impact on Exeter Road, adequate space will need to be made available within the site for construction traffic.

**Conclusion** – A number of objections have been raised by local residents regarding the safety of the proposed access, the parking provision and the additional traffic generated by the development. However, the relevant visibility requirements have been met and adequate vehicular parking has been provided. Therefore subject to conditions for provision of access facilities, vehicle and cycle parking and provision of space for construction vehicles and materials, no objection.

**Objections:** An additional 27 objections have been received to the application which reiterate the comments already received and noted in the Committee Report. The Exeter Civic Society have also advised that they concur with the views expressed by the Topsham Society.

**Landscape Setting:** As a point of clarification, it is confirmed that the site does lie within the Landscape Setting designation (Policy LS1 Local Plan, Policy CP16 Core Strategy and DD29 DDDPD). Whilst the development would appear to be contrary to this designation, the recent approvals of the residential development on the adjacent site and Aldi on the other side of the M5 embankment mean that the retention of this small section of land would not contribute to the setting of the City. It is therefore considered, that on balance, the development of this site would not further harm the open land to the rear of the site or on the opposite side of Exeter Road. Additional landscaping would be sought through condition for the perimeter of the proposed development in order to soften the development and reintroduce trees and plants that were previously on this site.

**The Design Review Panel:** A ward Member has requested that the application be referred to The Design Review Panel to provide greater design expertise. Topsham Society have written in support of this request.