

**PLANNING COMMITTEE
31 OCTOBER 2016
ADDITIONAL INFORMATION**

Correspondence received and matters arising following preparation of the Agenda

**Item 5 - Application Ref: 16/0849/03 - Pages 5-38
Playing Field off Wear Barton Road, Exeter**

One additional letter of objection reiterating concern regarding the loss of the site for recreational provision for local teams.

Since the publication of the Committee report the College have made the following comments:-

- i) The College is pleased that there is a recommendation to approve but consider that the case is not “finely balanced”.
- ii) An approved application will mean that an appeal can be avoided.
- iii) The College is thankful that Officers acknowledge that as a result of the proposed mitigation and/or the findings of the Playing Pitch Audit that permission could not be refused on the basis of an alleged loss of recreational land.
- iv) Members should be advised that the perceived loss of open land would not be so important that it would outweigh the pressing need for both open market and affordable housing taking other material factors such as:

- the site is privately owned;
 - the site will be fenced off and all public access prevented;
 - the proposal actually creates approximately 1.22 ha of open land with public access to formal and informal space;
 - the evidence is that the existing open space is not, in any event, much used; and,
- Policy L3 is out of date. (At best this policy can be given only moderate and the degree of conflict, if any, is at worst, slight. Against that Members must be advised that they need to give substantial weight to the failure to deliver a 5 year housing supply against an *at least* target and the pressing need for affordable housing).

**Item 6 - Application Ref: 16/0963/03 - Pages 39-48
Land bounded by Exeter Road and The Retreat Drive, Topsham**

Representations following re-advertisement

Three additional representations have been received following the re-advertisement of the application as a departure from the Local Plan. No new planning issues have been raised other than those stated in the main Committee Report.

The Design Review Panel

The proposal was presented to The Devon Design Review Panel on 20 October 2016. A copy of their feedback document is attached.

The applicant has made the following amendments to the scheme following the Design Review Panel meeting.

1. The building, as per their recommendation, remains the height it was designed at and they have adjusted the pitch of the atrium to make it more

distinctive.

2. The upper floor roof section has been adjusted so that it is much simpler and cleaner and the corner of the roof box has now been curved to match the front of the building. This is intended to make the roof box blend in much more effectively and is less visible.
3. The vehicle access has been moved to Retreat Drive in accordance with the Transport Specialist recommendations on the Design Review Panel which allows a more distinct front pedestrian entrance facing Exeter Road away from vehicles. The first section of Retreat Drive is an adopted highway held by Highways England.
4. Moving the entrance has also allowed the building to be moved further from Exeter Road and freed up a lot of space for extensive landscaping along Exeter Road where previously there was parking and the vehicle access and the car parking has been moved away from the front corner and the front entrance.
5. It is proposed that the landscaping will be the subject of a Planning Condition to submit the detailed planting scheme for approval but the applicant has indicated the more structured form of landscape planting as recommended by the Design Review Panel. This will involve extensive planting of Fastigate species of semi mature trees along Exeter Road and around the corner of The Retreat Drive to provide a green backdrop to the cycle/footway. This has been shown on the new CGI's.

A new Site Plan and Elevations as well as an amended Section drawing have been supplied.

Highways England: No objection

DCC Highways:

Access – Proposed via a dropped kerb onto Exeter Road, this meets the relevant visibility standards for the 85th 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.

Item 7 - Application Ref: 16/0972/03 - Pages 49-60

Land east of railway line at Apple Lane and A379, Apple Lane, Exeter

The applicants have submitted a dormice survey which concludes that there is *'no evidence of hazel dormouse recorded during the survey; the species is therefore considered to be absent from the site. No specific mitigation or licencing for this species is therefore required'*.

Condition 16 amended to read:-

No more than 15 dwellings on the development hereby approved shall be occupied until details of a pedestrian/cycle connection between the site roads and Apple Lane path to be provided on the northern boundary of the site, in the vicinity of plots 16/17 and 18 has been submitted and approved in writing and implemented in accordance with the agreed details. The agreed link shall be maintained for public use at all times.

Reason: To provide safe and suitable access for sustainable transport modes in accordance with Section 4 of the National Planning Policy Framework.

Item 8 - Application Ref: 16/0872/03 - Pages 61-76

Former B&Q Store, Alphington Road, Exeter

The description has been re-revised to exclude the installation of air conditioning plant behind the building (retrospective permission was previously sought, as it had already been installed). Officers had asked for it to either be relocated on the site away from the Edwin Road residential properties or for details of noise mitigation measures. However, on 25 October the agent informed officers that the plant will be removed from the site within the next 2 weeks. Officers were also informed that a more conventional gas heating system will be provided with no external equipment required. Notwithstanding, should the plant still be installed on the site at the time planning permission is granted, a condition should be added requiring its removal prior to the reoccupation of the premises. The drafting of this condition is recommended to be delegated to the Assistant Director of City Development.

The applicant submitted details of the proposed drainage connections for the extension on 24 October, which was forwarded to Devon County Council Flood and Coastal Risk Management Team for comment. DCC has responded removing their original objection, subject to the following condition being added:

“No development from the date of this decision shall take place until a detailed permanent surface water drainage management plan has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This detailed permanent surface water drainage management plan will be in accordance with the Extension Drainage Plan (Drawing No. 6222-12, Rev. -, dated July 2016) and will detail the sizing and locations of the proposed surface water drainage network, supported by relevant drainage calculations, in order to demonstrate that there will be no increased risk of flooding to surrounding buildings, roads and land as a result of the development.

Reason: To ensure that the surface water runoff generated from the proposed extension can be safely managed and disposed of off-site.”

The above condition is recommended to be added to the planning permission should the application be approved.

The applicant has not agreed to enter into a s106 legal agreement to pay the site specific highways contribution of £90,000 to provide a new pedestrian crossing facility at the Alphington Road/Sydney Road junction adjacent to the site access. The applicant does not consider this amount to be fair, reasonable or necessary to make the development acceptable and have compared the contribution to the amount that the adjoining food

retail development paid when permission was granted for this in 2008 (£25k towards pedestrian/cycle improvements and £45k towards upgrading public transport facilities to the Alphington Road corridor). Devon County Council has offered to pay half (£45k) the funding to deliver the crossing, but this has still not been agreed by the applicant. The applicant considers that a contribution of £9,800 to be reasonable and fair, but have offered to pay £15,000. This has not been accepted by officers and officers have written to the agent to explain that the contribution is a 'site specific' requirement, and the application could be refused in accordance with Para 4.3.1 of the Planning Obligations SPD unless the applicant agrees to pay the contribution (£45k). A response has not yet been received from the agent and an update will be provided at committee.

The agent has stated that the condition requiring BREEAM 'Excellent' standards is unlikely to be achievable. Officers have responded pointing out that the condition has been worded to allow flexibility. No other comments have been received from the agent on the proposed conditions.

Five more objections and four more sets of comments from local residents have been received, primarily concerned by the installation of the air conditioning plant behind the building. These representations are available to view on the Council's website. In response to one comment concerned that the store might sell live animals, the agent has confirmed that The Range does not sell live animals. The conditions allow the sale of pet products and officers do not consider this includes live animals.

Item 9 - Application Ref: 16/0984/03 - Pages 77-84
Former B&Q Store, Alphington Road, Exeter

No further update.

Item 10 - Application Ref: 16/0993/03 - Pages 85-90
Former B&Q Store, Alphington Road, Exeter

No further update.

Item 11 - Application Ref: 16/0311/16 - Pages 91-94
102 Merrivale Road, Exeter

A corrected map for this application is attached.

No further update.

Item 12 - Application Ref: 16/0313/16 - Pages 95-98
2 Oak Road, Exeter

No further update.

Item 13 - Application Ref: 16/0864/03
Land to rear of Crawford Hotel, Alphington Road, Exeter

No further update.