

PLANNING COMMITTEE

9 JANUARY 2017

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

**Item 5 : Pages 5-26
Application Ref 16/1210/03
Honiton Inn, Paris Street, Exeter**

Two additional emails of objection received including one from the adjacent office block stating that:-

- i) the Inn should be retained, as it forms an important part of the conservation area and there are no public benefits associated with the scheme which outweigh the harm caused by its demolition;
- ii) loss of light and poor level of amenity to future student residents and existing office workers given the proximity of new development to existing building;
- iii) inappropriate design which does not make a positive contribution to the conservation area;
- iv) negative impact on the area characterised by the green fringe which runs along Western Way;
- v) site should be used for local housing rather than student accommodation.

The agent has confirmed that the student accommodation will have a Manager in attendance 24 hours a day, within the Manager's office located at the student entrance off Paris Street.

Structural report states that the overall structural condition of the property currently appears to be relatively sound and commensurate with the age of the property. The structure does not currently appear to be in an unstable or dangerous condition, but its condition will deteriorate rapidly if essential repairs are not carried out in the near future. The report concludes that although the property is in a poor state of neglect and disrepair, the Honiton Inn is structurally capable of conversion and renovation without the need for substantial demolition or alteration. All apparent structural damage is considered repairable.

For clarification Members are advised that their statutory duty in matters of Conservation Areas under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 is to give special regard to the desirability of preserving or enhancing the character or appearance of the area. Additional guidance is contained within NPPF paragraph 134 which states '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*'. Paragraph 134 of the NPPF has been appropriately considered within the recommendation based on the evidence presented and the assessment of the application with regards to Conservation Areas'.

Planning Policies/Policy Guidance should include:-
Exeter Local Plan First Review C1 – Conservation Areas
Development Delivery Development Plan Document (Publication Version) 2015 Policy DD28 – Heritage Asset

Delete Condition 17 in respect of archaeology as this is already covered in Condition 4.

Item 6 : Pages 27-40
Application Ref 16/1505/03
Heritage Homes, Topsham Road, Exeter

Comments have been received as follows:

Principle Project Manager (Heritage) - Whilst it is the case that the archaeological fieldwork has been done, we need to formally ensure that the results are fully reported, by attaching the C57 condition to a consent for this site. Satisfying the condition, in the sense of approving a written scheme, would only need a short statement from the applicant's archaeological contractor on his behalf confirming that a) all fieldwork has been done, and that b) all analysis and reporting will be completed in accordance with the methods and timescales set out in the written scheme approved for the adjoining site, and will be combined with the results of the latter. We can then fully discharge it as normal when the reporting is completed without delaying the development. Policy DD28 of the DDDPD is relevant and should be included in the list of relevant policies in the report.

Senior Environmental Technical Officer – The submitted assessment is more robust and the conclusions that no specific air quality mitigation measures are required is accepted.

Additional Comments and Objections:

An additional 7 objections have been received, all of which reflect the same comments as stated in the Committee report.

Revised Plans:

Revised site layout plans have been submitted showing the provision of a pedestrian path connecting the front entrance of the building to Exeter Road, as requested by DCC Highways.

Item 7 : Pages 41-48
Application Ref 16/1488/03
Arthur Roberts House, 121 Burnthouse Lane, Exeter

Comments have been received as follows:

Devon County Council Highways - The submitted application meets the relevant visibility requirements, generates a small amount of additional traffic, and provides adequate vehicular/cycling parking. Therefore, subject to the conditions recommended below being attached in the grant of any permission, no objection.

1. No part of the development hereby approved shall be brought into its intended use until the bellmouth access onto Burnthouse Lane is provided, the redundant accesses on Burnthouse Lane are reinstated to a full height kerb and a facility to prevent uncontrolled discharge of water over the footway on Burnthouse Lane has been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
Reason: To provide a safe and suitable access, in accordance with Paragraph 32 of the National Planning Policy Framework
2. No part of the development hereby approved shall be brought into its intended use until vehicular and secure cycle parking facilities as indicated on *Drawing number "897,81 10N"* have been provided and maintained in accordance with details approved in writing by the Local Planning Authority and retained for that purpose at all times.
Reason: To provide adequate facilities for vehicles and sustainable transport.
3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The

statement should include details of access arrangements and timings and management of arrivals and departures of vehicles. The approved Statement shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and public amenity

Housing Development Team - The Council's Housing Development Team in conjunction with an external viability consultant have been involved in discussions with the developer over the last couple of months regarding the provision of affordable housing at Arthur Roberts House. The Housing Development officer's view is differing from that of the developer. However, it is recognised that the Council's policy position of 35% affordable housing will be unviable on this site. It is also unviable for the scheme to provide social rent accommodation. This is largely due to the scheme being smaller units (1 & 2 beds) and in a relatively low value area which reduces the profit to a level making the scheme unviable.

Further work is currently being undertaken to ascertain whether a contribution towards affordable housing can be made or provision of accommodation on site of an intermediate tenure in line with Policy CP7 Core Strategy where there are viability considerations. Every effort will be made to secure affordable housing contribution but only where it is viable for the scheme to do so. Details of any contribution will be agreed by the ADCD/City Development Manager in consultation with the Chair of Planning Committee.

Final Recommendation: Approval subject to the satisfactory outcome of the above negotiations, CIL provision and the conditions as stated above and in the report.

Item 8 : Pages 49-60
Application Ref 16/1379/03
35 Sylvan Road, Exeter

A further letter of objection has been received which takes particular issue with the comments of the Highway Authority. It points out that the access is between nos. 31A (not 31 as incorrectly noted on the consultation response) and 33 Sylvan Road and that the owner's front gate opens onto the access road. It also argues that vehicular use of the access road is minimal and that this would explain the lack of recorded accidents.

Following the Members' site visit it was suggested to the applicant that they may wish to consider amending the access arrangements to the new dwelling. In response the applicants have asked that the application be considered as submitted and have made the following points:

1. That vehicles have used the access for at least the last 18 years and that neighbours have requested that the boundary hedge be trimmed to facilitate access to the garages served from the access road.
2. That the previous proposal which was accessed to the side of No.35 was for what amounted to a "granny annexe" and is therefore not comparable with the current proposal.
3. That the scheme has been carefully designed, particularly in terms of height and window orientation, to reduce the impact on the neighbours and the environment generally.
4. They are cognisant of the fact that they share a boundary fence with the occupier of 92 Union Road.