

## PLANNING COMMITTEE

22 MAY 2017

### ADDITIONAL INFORMATION

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

**Item 5 : Pages 5-16 : Application Ref: 17/0453/03  
Land adj Piazza Terracina, Haven Banks**

**Additional email/letters of objection**

One letter of objection received from the Exeter Civic Society's River, Canal and Quayside Sub Committee (as opposed to Exeter Civic Society's Planning Sub Committee which supported the application) in respect of the:

- negative impact on the quality of the area's public realm;
- open outlook is an attractive space for residents and visitors;
- proposal would remove the visual connection between the Quay and the Piazza;
- loss of view of boat in the Canal Basin from the Quay would lessen the historical significance of the area;
- reduce the ability of the Piazza to host events such as Active Exeter Sports Day, fun runs, Exeter Regatta, dragon boat races etc;
- internal fittings and equipment would mean that the building would not have a 'see through' effect as portrayed in visual images supporting the application;
- site is not identified within the masterplan and if built alongside the development site adjacent to the Maclaines warehouse would affect the open outlook of the area.

Three further emails/letters of objection (total objection received is now 39). Additional comments raised:-

- commercial balance of the area has changed from shops to restaurant which has led to increased noise disturbance for nearby residents;
- existing vacant buildings should be used rather than an additional new build;
- fish restaurant would lead to odour issues;
- proposal does not have special regard to the listed buildings in the vicinity;
- modern development will dominate the Piazza and diminish links with the past;
- views of the existing historic buildings in the area will be obscured and therefore the development will neither conserve or enhance the historic environment of the area;
- visual intrusion from the proposed obtrusive roof service enclosure when viewed from neighbour's balcony and sitting room level;
- compromise the current flood prevention works.

**Historic England** confirm that the development does not meet statutory trigger to warrant consultation.

**Council's Heritage Officer** comments that in his view there is no significant impact on the adjoining and nearby listed buildings – particularly on the Maclaines Warehouse and 60 Haven Road (both listed Grade II), or a harmful one on their settings. The new building is located to the side of the Maclaines Warehouse and, as such, does not impact upon the principal elevations of these two listed buildings which front the Basin and the river and the Basin and Haven Road, respectively.

Whilst the setting of the locally listed Electricity Building will clearly be affected, in that the new building will be sited across the view of it that is gained from the Quay opposite, views of it from across the Piazza itself and from Colleton Crescent above the river will be retained. It will also be possible to view it through and from the gaps to each side of the new building when approaching along the western river bank. Historically, it would have been partly obscured from the Quay by the continuation of the basin boundary wall and the buildings of the timber yard in any case.

The principal views for assessing the impact of the proposals on the character and appearance of this part of the Conservation Area include:

- The view westwards from Colleton Crescent
- The view(s) across from the main Quay on the east bank of the river
- The view from the Piazza across the site towards the main Quay and Colleton Crescent above

The other key factor is the present openness of the Piazza and of the informal grassed area to the east (the application site) and the contribution this makes to the character and appearance of the CA. The key space is the Piazza itself that is sited centrally to the head of the basin and which forms the immediate setting of the locally listed electricity building and of the basin itself together with the listed buildings that front it. This is noted in the CA appraisal both as a positive, potentially attractive and important open space and as being poorly enclosed and lacking cohesion.

The relatively lightweight design of the new building does not dominate the nearby historic buildings fronting the basin or the piazza and is clearly a modern addition. It is somewhat more sensitive to its maritime historic context than the much higher and bulkier late 20C Haven Banks residential and retail development that dominates the northern side of the Piazza.

The principal heritage related – and interrelating - issues are therefore:

- a) whether the loss of a popular informal grassed space and the views at ground level to and from the Piazza are balanced by the greater sense of enclosure with the increased activity and overall viability that the development would potentially bring, consequently making it more likely that the remaining historic buildings continue to be maintained and used in a viable manner consistent with their character, and
- b) whether the loss of a relatively modern space and view(s) within the Conservation Area can be defined as representing harm to the latter, and whether this element of harm is counterbalanced sufficiently by the likely wider public benefit.

