

**ITEM NO.****COMMITTEE DATE:**

24/07/2017

**APPLICATION NO:**

17/0862/03

FULL PLANNING PERMISSION

**APPLICANT:**

Mr J Davis

Heritage Developments South West

**PROPOSAL:**

Reorientation of car park, revised landscaping and vehicle/pedestrian access to plots 23-28 amended to The Retreat Drive.

**LOCATION:**

Land off, Exeter Road, Topsham, Exeter, EX3

**REGISTRATION DATE:**

31/05/2017

**EXPIRY DATE:**

26/07/2017

**HISTORY OF SITE**

14/1605/01 -	Development of up to 23 dwellings, access and associated services.	PER	27/07/2015
15/0907/03 -	Six no. residential flats, car parking and associated facilities.	PER	17/03/2016
15/0909/02 -	Reserved Matters Application (Pursuant to Outline Planning Permission granted on 27th July 2015, ref 14/1605/01) for the approval of the Appearance, landscaping, layout and scale of 22 dwellings on part of outline site.	PER	17/03/2016

**DESCRIPTION OF SITE/PROPOSAL**

The application site lies on the southern side of Exeter Road and adjacent to the east side of the M5 motorway bridge off Exeter Road and The Retreat Drive. The site is where six units of Affordable Housing are to be constructed.

To the east, along Exeter Road, the open market houses which were approved in 2016 are under construction. To the west, on the opposite side of the M5 motorway embankment and facing the Topsham Football Club lies the Aldi store and Seabrook Orchards.

**SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

None.

**REPRESENTATIONS**

11 letters of objection have been received concerned with the following points:

- Creates a separate entrance for the Affordable Housing units
- Exit/entrance leads to an already dangerous junction
- Relocation of bus stop will cause overtaking and further accidents with conflict of further vehicles pulling out of The Retreat Drive
- Entrance is opposite to the site on the opposite side of the road
- Increased pressure for parking on The Retreat Drive which is a private road and narrowed road width
- Incremental change of plans for developers' own benefit
- Affordable Housing within new developments is to be integrated so this is in breach of policy and AH procedures to remove AH from the main body of the scheme
- Parked cars block access for ECC Refuse trucks so emergency access vehicle access will be compromised
- If the entrance is permitted a secured boundary between The Chasse site should be introduced to prevent any future access and parking on The Retreat Drive
- Increased danger to pedestrians as there is no footpath on the NW side of The Retreat Drive
- Inadequate provision of cycle infrastructure.

## **CONSULTATIONS**

DCC Highways Engineer – No objection

## **PLANNING POLICIES/POLICY GUIDANCE**

### **Central Government Guidance**

National Planning Policy Framework 2012:

1. Introduction
4. Promoting Sustainable Transport
6. Delivering a wide choice of high quality homes
7. Requiring good design

### **Exeter Local Development Framework Core Strategy**

- CP3 Housing Distribution
- CP4 Housing Density
- CP5 Meeting Housing Needs

### **Exeter Local Plan First Review 1995-2011**

- AP1 Design and Location of Development
- H5 Diversity of Housing
- H7 Housing for Disabled People
- T1 Hierarchy of Modes
- T2 Accessibility Criteria
- T5 Cycle Route Network
- T9 Access to Buildings by People with Disabilities
- T10 Car Parking Standards
- C57 Archaeology
- LS1 Landscape Setting

### **Exeter Development Delivery Document – Publication Version 2015**

#### **Development Delivery Development Plan Document (Publication Version):-**

This document represents a material consideration but has not been adopted and does not form part of the Development Plan.

- DD1 Sustainable Development
- DD8 Housing on Unallocated Sites
- DD9 Accessibility, Adoptable and Wheelchair User Dwellings
- DD13 Residential Amenity
- DD20 Sustainable Movement
- DD21 Parking
- DD22 Open Space
- DD25 Design Principles
- DD26 Designing Out Crime

### **Exeter City Council Supplementary Planning Documents**

Sustainable Transport SPD March 2013

## **OBSERVATIONS**

### **Principle of Access Relocation**

In the originally approved planning applications, the parking court and vehicular access for Plots 23 – 28 (the Affordable Housing provision for Phase 1), was from the access road through the front of the Phase 1 site, from Exeter Road.

The proposal seeks to revise the vehicular access so that the Affordable Housing units are accessed from The Retreat Drive. This provides a private parking court for the Affordable Housing units, with secure cycle parking and two visitor parking spaces, plus designated bin stores.

The parking for Plots 20 – 22 would still be maintained from the internal access road from Exeter Road. All other plots within phases 1 and 2 would also only be accessed from Exeter Road for vehicles, only. Pedestrian routes throughout the site are maintained as previously approved.

DCC Highways have confirmed that there will not be a conflict with the entrance to the opposite site (where the appeals against the refusal of permission for the B1 office building and 7 residential apartments have just been allowed) as the entrances are offset.

### **Revised Landscaping**

In order to accommodate the revised parking court and access, the landscaping to the front of the Affordable Housing units has been reduced in size. However, access to the communal open space within the overall development has been maintained.

### **Pedestrian Access To Rest Of Site**

Clear and unimpeded pedestrian access is maintained to the front of the Phase 1 site adjacent to Plot 22 which leads to the bus stop, cycle lane and footpath to Topsham/Exeter. The open space is accessed via the pedestrian route from The Retreat Drive, adjacent to the Affordable Housing units of Phase 2.

### **RECOMMENDATION**

As there are only six units accessed from The Retreat Drive the location of the revised entrance, parking court and landscaping, is supported and the application is therefore recommended for approval.

**APPROVE** subject to the following conditions:

- 1) A01 - Time Limit - full
- 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 31st May 2016 (including dwg. nos. EXRD-012-SITE PLAN & EXRD-020-LOC PLAN) as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223