

PLANNING COMMITTEE
4 SEPTEMBER 2017
ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5

Application Ref: 17/0440/02

Pages 5-18

Phase 2, Land north, west and south of Met Office, Hill Barton Road

Further representations have been received from the owners of the adjoining commercial land, and their agent, re-iterating previous objections and highlighting the following points –

- Irrespective of the proposed road connection shown on submitted plans there is potential for non-delivery of a reciprocal connection from the commercial land side if the number of houses delivered on the Hill Barton site is below the threshold triggering required connection to Oberon Road. This is because a previous condition attached to development of the commercial land only required them to provide their part of the connection once the Oberon Road link is delivered.
- Lack of clarity over location of the proposed road connection and relative land levels between sites being appropriate to facilitate the road connection between them. Similar point made regarding the other potential pedestrian link.
- Adequacy of proposed condition regarding acoustic fence to protect residential amenities of potential occupants of dwellings given proximity to potential commercial development on adjoining land.
- Loss of hedgerow along boundary with commercial land – query necessity and ecological impact.
- Suggest provision of a temporary car park on residential site, in lieu of some of the houses, to facilitate more convenient access for residents of development to potential commercial facilities on adjoining site.

Further negotiations with the applicant regarding nature of potential road connection to be provided on their side of the boundary with the commercial land, along with content of an appropriate associated Unilateral Undertaking, are still taking place. The outcome of these negotiations will be reported at Committee.

Item 6

Application Ref: 17/0946/03

Pages 19-28

The Quay Bridge, Exeter Flood Defence Scheme

The Environment Agency, on behalf of the partnership of the Environment Agency, Devon County Council and Exeter City Council, has submitted an additional statement of support for the proposal. The statement seeks to further explain the limited options available, the design constraints, and to demonstrate that the scheme has taken account of relevant local and national planning policies.

A copy of the statement is attached.