

**PLANNING COMMITTEE  
2 OCTOBER 2017**

**ADDITIONAL INFORMATION**

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

**Item 4 – Ref 17/1091/RES – Land North of Exeter Road and adjacent to Topsham Rugby Club**

5 Additional letters of objections received raising similar issues to those summarised in the main report. No new issues not previously identified have been raised.

**Item 5 – Ref 17/1106/RES – Land North of Exeter Road and adjacent to Topsham Rugby Club**

5 Additional letters of objections received raising similar issues to those summarised in the main report. No new issues not previously identified have been raised.

On further advice from the Environmental Health Officer, received since the original report was prepared, the following additional condition is proposed in respect of preparation of an Acoustic Design Statement to ensure potential residents of the development are protected from traffic noise associated with the road running across the frontage of the development.

9) Prior to commencement of the construction of any buildings comprised in this development the applicant shall submit for approval in writing by the LPA an Acoustic Design Statement. Any mitigation measures required shall be implemented in full prior to occupation of the development and be maintained thereafter. (*The Professional Practice Guidance Note (ProPG): Planning and Noise for New Residential Development May 2017 (ANC, IoA and CIEH) describes the expected content and approach of an Acoustic Design Statement.*)

**Reason:** In the interests of the residential amenities of potential occupants of the development.

**Item 6 – Ref 17/0750/FUL – The King Billy, 26-28 Longbrook Street**

One letter received from John Lewis which raises no objection in principle to the development but make the following comment:-

Service yard – The continued and uninterrupted use of the service yard is fundamental to the day to day operation of the existing store. It is noted that discussions have already taken place regarding this issue. JL are keen to ensure that sufficient measures are in place through the planning process to ensure that the proposed development does not give rise to any detrimental impacts on the operation of the service yard, both during the construction phase and once the building is occupied.

Given the constraints, an effective Construction Management Plan will be required to effectively manage the construction process of any development permitted at this site. This Management Plan should be secured as a pre-commencement condition and JL would welcome the opportunity to actively engage in its preparation.

It is important to ensure that the servicing requirements of the existing store are afforded sufficient consideration within any Access Strategy; particularly at those peak times for the proposed student accommodation (i.e. the start and end of term arrival and departure days when vehicle movements will be significant and potentially involving longer dwell times). An

Access Statement should be secured by way of a pre-commencement planning condition.  
Daylight and Sunlight – JL have advised that the stairwell currently relies largely in natural lighting from these windows and the opportunity for enhanced internal lighting is restricted by physical constraints of the existing buildings. Concern is raised that the development will lead to unacceptable lighting levels within the stair core, which consequently have negative health and safety implications for users of the stairwell.

**County Flood Officer** raises no objection subject to the imposition of a planning condition regarding design of surface water drainage management system

Additional Conditions:-

12. Before commencement of the student accommodation development the applicant or the developer shall submit a SAP calculation which demonstrates that a 14% reduction in CO2 emissions over that necessary to meet the requirements of the 2013 Building Regulations can be achieved. The measures necessary to achieve this CO2 saving shall thereafter be implemented on site and within 3 months of practical completion of the student accommodation the developer of the student accommodation will submit a report to the LPA from a suitably qualified consultant to demonstrate compliance with this condition.

**Reason:** In the interests of sustainable development and to ensure that the development accords with Core Strategy Policy CP15.

13. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction 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 temporary surface water drainage management system must satisfactorily address both the rates and volumes and quality, of the surface water runoff from the construction site.

**Reason:** To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

14. No development shall commence until a noise assessment report, including noise from the any plant machinery has been submitted to and approved in writing by the Local Planning Authority providing details of any sound insulation measures and mitigation measures required and shall thereafter be provided in accordance with such details:

**Reason:** Insufficient information has been submitted with the application and in the interests of future residential amenity.

15. The residential accommodation shall be constructed with centralised space heating and hot water systems that have been designed and constructed to be compatible with a low temperature hot water District Heating Network in accordance with the CIBSE guidance "Heat Networks: Code of Practice for the UK". The layout of the plant room, showing provision for heat exchangers and for connection to a District Heating Network in the Highway shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site unless otherwise agreed in writing.

**Reason:** To ensure that the proposal complies with Policy CP14 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.