

PLANNING COMMITTEE

30th September 2019

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5 : Planning Application No. 19/0255/RES - Land to Southwest and Northwest of Church Hill, Pinhoe

Two additional representations (objections) from local residents who have already made representation referred to in the main report have been received.

One has reiterated concerns about the following –

- Visual impact of 3 storey properties
- Levels generally and dominance of proposed properties in relation to Church Hill and surrounding properties – proposed dwellings should be dug more into site with shallower pitched roofs
- Inappropriate for semi-rural setting
- Traffic and safety on Church Hill, especially pedestrians

The other one relates to more specific issues in terms of the relationship between proposed properties and Home Farm, both in terms of overlooking, dominance and impact on character and setting of listed building. Specifically this has been in respect of proposed plots to the North (plots 34/35) and East (plots 40/41) of the Home Farm complex of buildings.

These issues have already been addressed in the committee report and are considered to be acceptable. However, in response to the objections the developer has submitted revised plans reducing the levels of Plots 38-45. In particular, the level of Plots 40/41 has dropped by 850mm. The developer has also proposed to introduce some enhanced planting to the rear of Plots 40/41 to mitigate concerns over overlooking further. The relationship between the existing and proposed buildings has therefore improved and is considered to be acceptable.

With respect to the impact of the proposals on the setting of the listed buildings, the Heritage Officer has commented that this was dealt with by the Inspector in their appeal decision and he agrees with the conclusions in the committee report that have been drawn on this issue.

Item 6 : Planning Application No. 19/0921/FUL - Land at Monmouth Street, Topsham, Exeter

Natural England raised no objection, stating that they consider the proposed development would not have significant adverse impacts on statutory protected conservation sites or landscapes.

The applicant submitted a 'Preliminary Ecological Appraisal Report'. The findings of the study concluded there would be minimal impact to designated sites, habitats and species but set out a series of mitigation measures and enhancement opportunities.

The mitigation measures and enhancement opportunities would be secured through an amendment to condition 3:

The development hereby approved shall be carried out and managed strictly in accordance with the mitigation measures and enhancement opportunities set out in paragraphs 5.6 and 5.7 of the Preliminary Ecological Appraisal Report received by the Local Planning Authority on the 25 September 2019.

Reason: In the interests of protecting and improving existing, and creating new wildlife habitats in the area in compliance with Policy LS4.