

## **PLANNING COMMITTEE**

Monday 25 July 2022

### **Present:-**

Councillor Emma Morse (Chair)  
Councillors Sutton, Asvachin, Bialyk, Branston, Foale, Hannaford, Jobson, Mitchell, M and Moore, D.

### **Also Present**

Assistant Service Lead (Planning) City Development, Principal Project Manager (Development) (HS), Planning Solicitor, Development Manager Highways and Transport and Democratic Services Officer (HB)

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### **MINUTES**

The minutes of the meeting held on 25 April 2022 were taken as read, approved and signed by the Chair as correct.

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### **DECLARATIONS OF INTEREST**

No declarations of interest were made by Members.

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### **PLANNING APPLICATION NO. 21/1564/OUT - FORMER POLICE STATION AND MAGISTRATES COURT, HEAVITREE ROAD, EXETER**

**RESOLVED** that the application be deferred to await the comments of a statutory consultee.

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### **PLANNING APPLICATION NO. 21/0496/FUL - LAND AT IKEA WAY, EXETER**

The Principal Project Manager (Development) (HS) presented the outline planning application for the construction of 184 dwellings, means of access, public open space and associated infrastructure (Re-submission of refusal 19/1647/FUL - Revised Plans).

The following key issues were referred to:-

- the principle of development;
- scale, design, impact on character and appearance;
- access and parking and impact on amenity of neighbouring development;
- public spaces and parks;
- economic benefits;
- drainage;
- sustainable construction, biodiversity, contaminated Land and air quality;
- viability;
- affordable housing; and
- development plan, five year housing land supply and presumption in favour of sustainable development.

The Principal Project Manager (Development) set out a detailed description of the site and surrounding area, including site photographs, aerial views, details of street views, the internal street scene and the adopted road plans and photos of views towards the site and the relationship with the surrounding area, the Ikea store, and residential properties.

The Principal Project Manager (Development) provided the following additional detail:-

- the proposal related to the development of the site for 184 dwellings. These comprised of 137 houses as a mix of terraced, semi-detached, and detached properties, 39 one, two, and three bed flats in apartment blocks and eight flats over garages. The dwellings were proposed to be either two or two and a half storeys in height with parking for each dwelling located within either garages or parking spaces to the front, side or rear of the property;
- the proposal included the provision for 307 car parking spaces. There would be vehicular access from Ikea Way with restricted vehicular access via the bridge to Russell Way. A bus only connection was proposed to link to the existing road bridge allowing two-way bus movement through the site from Russell Way to Ikea Way, with two bus stops proposed within the site;
- pedestrian and cycle access would be included for Old Rydon Close and Ikea Way; and
- public open space provisions would be included along with a Multi-Use Games Area (MUGA), a Local Equipped Area for Play (LEAP) and a Local Area for Play (LAP).

Responding to Members' questions, the Principal Project Manager (Development) also advised that:-

- the internal road layout was designed to reduce speeds with shared surfaces and changes in levels and directions. There would be pedestrian accesses through the site with three points accessing onto Old Rydon Close;
- there would generally be two parking spaces for the three and four bed houses and one parking space for two bed houses and flats. Cycle storage would be provided either in gardens or sheds;
- an earlier proposal for a gypsy/traveller site had been suggested along Topsham Road as part of the Newcourt Master Plan and not at this site. This proposal would be reviewed as part of the forthcoming Exeter Plan;
- a balanced approach had been given to the location of the MUGA to ensure visibility and natural policing with a 30 metre distance from houses and robust frontage between the houses and the play area;
- the site included material's removed from the Ikea development and had been used in the levelling of the site to ensure an appropriate relationship with the surrounding residential areas. Materials would also, ultimately be removed from the site;
- the site was allocated for development in the Exeter Core Strategy and Newcourt Master Plan and was a sustainable location with access to a range of services and transport links with a regular bus service and a rail halt [\[MD1\]](#) nearby; and
- the proposed contribution to GP surgeries would be a one-off contribution.

The Development Manager Highways and Transport, in response to Members queries advised that:-

- rising bollards had proved to be unsuccessful in other areas and would not be installed as a means of controlling access via the bridge to Russell Way. Informative signage would be provided instead;
- in addition, and in advance of any potential need for enforcement measures, the Highways Authority would seek to include provision of, or funding for, a bus gate enforcement camera in the Section 278 Notice under the Highways Act 1980; and
- the bus only connection would involve approximately two buses an hour.

Mr Graves speaking in support of the application, raised the following points:-

- the site was allocated for development and permission had been granted for 220 houses in 2014. Since that time, the permission had lapsed and there have been several unsuccessful proposals;
- Exeter was constrained, surrounded by sensitive landscape which was threatened due to difficulties in meeting housing need. It was unprotected land with no landscape sensitivity and its development would not only assist the Council in meeting its housing needs, but reduce the risk to other more sensitive sites;
- the latest scheme had generated far less objection than previous versions. The proposal included a range of community benefits - 64 affordable homes, public open space, including a MUGA, a two-way bus route linking into the bridge over the A379 to the north of the site to benefit the wider area and the planting of 350 trees;
- the proposal would deliver a cumulative Section 106 and CIL package in excess of £2 million; and
- access to the site was the same as that approved in 2014 and the internal roads, footpath/cycleway connections, and parking, had been agreed after detailed discussions with County Highways.

Responding to Members' queries he advised that:-

- the development would be gas heated and meet conditions relating to carbon reduction with the potential for providing solar heating panels, which would be investigated;
- some 100,000 cubic metres of materials had been deposited on the site from the nearby Ikea site and the intention would be to re-use some 20,000 cubic metres on the site;
- a Waste Audit Statement was included in the conditions seeking to provide as much "cut and fill" on site as possible and to regulate material disposal from the site. The site levels were challenging and the developer would seek to minimise off-site disposal of materials to reduce costs; and
- the ratio of bird and bat boxes would be agreed through the Landscape and Ecological Management Plan condition.

Members expressed the following views:-

- affordable housing provision of 35% was welcomed, including the 25% provision for first time buyers;
- the development was within an allocated sustainable site as designated within the Newcourt Master Plan and was sustainable in a wider sense given proximity of industrial estates for work;
- the design was considered to be aesthetically pleasing;
- it was suggested that a review of general County Council cycle lane provision be undertaken to ensure safety of cyclists at night;

- this and other developments should seek higher carbon neutral standards to future proof houses and seek to reach Net Zero in advance of the Government's 2050 target;
- the developer should seek to provide a greater green space allocation than 10% in place of car parking spaces;
- developers should seek carbon friendly heating solutions such as ground source heat pumps as opposed to gas heating as a cheaper option to avoid possible future expensive retrofitting; and
- camera provision on the bus only connection should be provided as part of the development from the outset rather than retrospectively in response to misuse which was considered likely and was a significant safety issue for legitimate users.

With regard to the latter two points, the Chair advised that carbon neutral future proofing was embedded within the vision for the Exeter Plan and that enforcement camera provision to the bus gate would be appropriately considered in bringing forward the details of the Section 278.

The recommendation was for approval, subject to the conditions as set out in the report and update sheet.

The recommendation was moved and seconded and, following a vote, was carried.

**RESOLVED** that:-

- A) subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) Agreement to secure the following:-
- Affordable Housing 35% of dwellings on site (split 70% Social Rent, 25% First Homes, 5% intermediate);
  - Traffic Order contribution of £15,000;
  - NHS GP Surgeries contribution £107,397;
  - NHS Acute services contribution £237,242;
  - Open space provisions LEAP and MUGA (onsite but provision to be made in Section 106 Agreement for alternative off site delivery);
  - Sustainable Travel Planning £500/per dwelling;
  - Devon County Council Education contributions Special Education Needs totalling £113,783;
  - Sustainable Transport Infrastructure, £500 per dwelling; and
  - Provision of South East Devon European Sites Mitigation Strategy payments where not secured for the dwelling by other means, such as CIL.

All Section 106 contributions to be index linked from the date of resolution.

**The** Service Lead City Development be authorised to **APPROVE** outline planning permission for the construction of 184 dwellings, means of access, public open space and associated infrastructure (Re-submission of refusal 19/1647/FUL - Revised Plans), subject also to the following conditions and their reasons, the wording of which may be varied:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

- (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 25 January 2022 listed below as modified by other conditions of this consent.

- JBA 19-269 Masterplan rev J
- P18-2919\_05 rev AY SITE LAYOUT
- P18-2919\_06 rev P HOUSE PACK
- P18-2919\_07 rev N BUILDING HEIGHTS
- P18-2919\_08 rev P MATERIALS
- P18-2919\_09 rev P PARKING
- P18-2919\_10 rev P BOUNDARIES & SURFACES
- P18-2919\_11 rev Q ADOPTION PLAN
- P18-2919\_12 rev M REFUSE
- P18-2919\_14 rev L MOVEMENT PLAN
- P18-2919\_15-01L\_01-STREET SCENES (10F2)
- P18-2919\_15-01L\_02-STREET SCENES (20F2)
- JBA 19-269 100 rev F Detailed Soft Landscape Proposals for Plots & POS
- 19-269 101 rev F Detailed Soft Landscape Proposals for Plots & POS
- 19-269 102 rev F Detailed Soft Landscape Proposals for Plots & POS
- 19-269 103 rev F Detailed Soft Landscape Proposals for Plots & POS
- 19-269 104 rev F Detailed Soft Landscape Proposals for Plots & POS
- 19-269 105 rev F Detailed Soft Landscape Proposals for Plots & POS
- 19-269 106 Off-site Strategic Landscaping Plan
- 13055-HYD-XX-XX-DR-C-2000 Engineering Appraisal rev P17
- 13055-HYD-XX-XX-DR-C-2006 Adoption Plan rev P06
- 13055-HYD-XX-XX-DR-C-2200 Drainage Strategy rev P16
- 13055-HYD-XX-XX-DR-C-2310 Swept Path Analysis (Refuse) rev P15
- 13055-HYD-XX-XX-DR-C-2311 Swept Path Analysis (Bus) rev P11

Reason: In order to ensure compliance with the approved drawings.

- (3) A schedule of materials it is proposed to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved schedule in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

- (4) No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:
- a) The site access point(s) of all vehicles to the site during the construction phase.
  - b) The parking of vehicles of site operatives and visitors.
  - c) The areas for loading and unloading plant and materials.

- d) Storage areas of plant and materials used in constructing the development.
- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Wheel washing facilities.
- g) Measures to monitor and control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.
- i) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.
- j) Unless otherwise agreed in writing construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
- k) No driven piling without prior consent from the LPA.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

- (5) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by Exeter City Council

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Trees in Relation to Development Supplementary Planning Document and pursuant to section 197 of the Town and Country Planning Act 1990.

- (6) No construction shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:
- a. Soakaway test results in accordance with BRE Digest 365 (2016), groundwater monitoring results in line with our DCC groundwater monitoring policy and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
  - b. A detailed drainage design based upon the approved Flood Risk Assessment and Drainage Strategy and the results of the information submitted in relation to (a) above.
  - c. Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
  - d. Proposals for the adoption and maintenance of the permanent surface water drainage system.
  - e. A plan indicating how exceedance flows will be safely managed at the site.
  - f. Evidence there is agreement in principle from South West Water/landowner to connect into their system.

No dwelling hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (f) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and

PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

- (7) Prior to commencement of the development the applicant shall submit for approval in writing by the LPA an updated Acoustic Design Statement, including assessment of overheating conditions. The Acoustic Design Statement should demonstrate good acoustic design, including achieving both sustainable acoustic comfort and sustainable thermal comfort. Any mitigation measures required shall be implemented in full prior to occupation of the development, and 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. The ANC/IoA guidance 'Acoustics Ventilation and Overheating: Residential Design Guide' provides methods by which the overheating assessment can be conducted.

- (8) No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The dwellings shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.

Reason: In the interests of human health and protection of the natural environment.

- (9) No part of the development hereby permitted shall be commenced until details of the three pedestrian / cycle access points onto Old Rydon Close, including a programme for implementation, has been submitted to, and approved in writing by, the Local Planning Authority and Local Highway Authority, and the access points shall be provided in accordance with the submitted details and programme and maintained thereafter.

Reason: To ensure that the development promotes all travel modes to reduce reliance on the private car, in accordance with paragraph 110 of the NPPF.

- (10) Prior to commencement of construction of any dwelling hereby approved details of the proposed MUGA, LEAP and LAP play areas (including access routes, fencing, lighting, equipment, etc) that are being provided on site shall have been submitted to and approved in writing by the should be approved by the Local Authority prior to commencement of any works on site. The approved details shall subsequently be implemented on site.

Reason: In the interest of the amenity of the area.

- (11) Prior to commencement of construction a Waste Audit Statement, that includes the below points, shall be submitted to and approved in writing by the Local Authority.

- The amount of construction waste in tonnes is also provided;
- The type of material the waste will arise from during construction;
- The method for auditing the waste produce including a monitoring scheme and corrective measures if failure to meet targets occurs;
- The predicted annual amount of waste (in tonnes) that will be generated once the development is occupied;
- Identify the main types of waste generated when development is occupied (If possible);
- Identify measures taken to avoid waste occurring; and
- Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This includes a template set out in Appendix B, a construction, demolition and excavation waste checklist (page 14) and an operational waste checklist (page 17). Following the guidance provided in the SPD will enable the applicant to produce a comprehensive waste audit statement that is in accordance with Policy W4: Waste Prevention of the Devon Waste Plan. This can be found online at:  
<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/supplementary-planning-document>

Reason: In the interests of sustainable development and in accordance with Policy W4: Waste Prevention of the Devon Waste Plan.

- (12) Prior to the construction of the foundations of any dwelling hereby permitted, the Design SAP calculation(s) of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the dwelling(s) will achieve a 19% reduction in CO2 emissions in relation to the level required to meet Part L of the 2013 Building Regulations if the dwelling is to be constructed to the 2013 Building Regulations, or to achieve a 10% reduction in CO2 emissions above the levels set out in Part L of the 2022 Building Regulations if the dwelling is to be constructed to the 2022 Building Regulations. No individual dwelling shall be occupied until the As-Built SAP calculation of the dwelling has been submitted to and approved in writing by the Local Planning Authority to confirm that the required reduction in CO2 emissions in relation to the relevant Building Regulations has been achieved.

Reason: To ensure the dwelling(s) will achieve the energy performance standard required by Policies CP14 and CP15 of the Core Strategy.

- (13) Prior to the occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall include the following details:
- a) a description and evaluation of features to be managed;
  - b) ecological trends and constraints on site that might influence management;
  - c) aims and objectives of management;
  - d) appropriate management options for achieving aims and objectives;
  - e) prescriptions for management actions;
  - f) a work schedule (including an annual work plan capable of being rolled forward over a five-year period);

- g) identification of the body or organization responsible for implementation of the LEMP;
- h) ongoing monitoring and remedial measures; and
- i) the legal and funding mechanisms by which the long-term implementation of the LEMP will be secured with the management bodies responsible for its delivery.

The LEMP shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall then be implemented and thereafter managed in accordance with the approved LEMP.

- (14) A detailed scheme for landscaping, including the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no dwelling or building shall be occupied until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

- (15) No individual dwelling hereby approved shall be occupied until secure cycle parking facilities for that dwelling have been provided in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the cycle parking facilities shall be retained for that purpose at all times.

Reason: To ensure that cycle parking is provided, in accordance with Exeter Local Plan Policy T3 and paragraph 110 of the NPPF.

- (16) Prior to the occupation of any residential unit hereby permitted with allocated parking space(s) (whether on plot, on street or in off road communal parking) one Electric Vehicle ready (active) domestic charging point shall have been provided per dwelling, which shall thereafter be provided and permanently retained. The unallocated parking spaces shall be provided with a Electric Vehicle ready (active) domestic charging points at a ratio of 1 charging point per 10 spaces, which shall thereafter be provided and permanently retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with paragraph 112 of the NPPF

- (17) No development above slab level shall occur until details of two bus stops with suitable crossing facilities and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The bus stops and crossing facilities shall thereafter be implemented in accordance with the agreed programme.

Reason: To provide a safe and suitable access for vehicles, pedestrian and cyclists, in accordance with Paragraphs 108 and 110 of the NPPF.

(18) No lighting shall be installed for the Multi Use Games Area until details of that lighting and a lighting assessment has been submitted to and approved in writing by the Local Planning Authority. Lighting shall thereafter only be installed in accordance with the approved details and the lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenity of local residential occupiers and the environment.

(19) Any contamination not previously identified which is found whilst implementing the development hereby permitted must be immediately reported in writing to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall then be carried out before the development, or the relevant part of it, is resumed or continued.

Reason: In the interests of protecting human health and the environment.

(20) Rear access paths must be gated, the gates to those paths and those giving access to rear gardens must be fitted with a lock operable from both sides.

Reason: To prevent access to the rear of dwellings which leaves them vulnerable to crime, particularly burglary offences.

(21) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

Further **RESOLVED** that B the Service Lead City Development be authorised to **REFUSE** planning permission for the reasons set out below if the legal agreement under Section 106 Agreement under the Town and Country Planning Act 1990(as amended) is not completed by six months from the date this Committee or such extended time as agreed in writing by the Service Lead City Development

In the absence of a completed planning obligation (Section 106 of the Town and Country Planning Act 1990 (as amended) in terms that are satisfactory to the Local Planning Authority which makes provision for the following matters; Affordable Housing, Traffic Orders contribution, NHS GP Surgeries contribution, NHS Acute services contribution, Open space and play provision, Sustainable Travel Planning contribution, SEN Education contributions, Sustainable Transport Infrastructure contribution, and provision of SEDEMS contributions where they not secured by other means, the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 policies CP7, CP9, CP10, CP18, Exeter Local Plan First Review 1995-2011 saved policies AP1, T1, T3 and DG5, Sustainable Transport

SPD (March 2013), Planning Obligations SPD (April 2014), Public Open Space SPD (Sept 2005) and Exeter City Council Affordable Housing SPD (2014).

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**PLANNING APPLICATION NO. 22/0313/FUL AND 22/0384/LBC - HONEYLANDS HOSPITAL FOR CHILDREN, PINHOE ROAD, EXETER**

The Principal Project Manager (Development) (HS) presented the full planning application and listed building consent for the re-development of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road (Amended plans).

The following key issues were referred to:-

- the principle of development;
- impact on heritage assets, ecology, landscape assets and amenity;
- access and parking;
- scale, design, impact on character and appearance;
- economic benefits; and
- healthcare impact.

The Principal Project Manager (Development) set out a detailed description of the site and surrounding area, including site photographs, aerial views, photos of views of the site and 3D representations of the proposed development. He set out details of the floor plans, car parking, landscaping, drainage and other associated works and explained the relationship with the adjoining Vranck House and the wider surrounding area including residential properties.

The Principal Project Manager (Development) provided the following additional detail:-

- the development involved the demolition of existing extensions and retention of the core building;
- the proposed accommodation was arranged as two-storey wings on both sides and connecting behind and to the original dwelling which was retained. Later additions and extensions would be substantially removed including the three storey element. The internal layout of the original dwelling was largely retained with a notable new access through the side wall to connect to the new reception area;
- elevations within the site including towards Vranck House, views from Vranck House and elevations to the Pinhoe Road frontage;
- relationship of the new buildings with the facilities within Vranck House including an assessment centre, hydrotherapy pool and an enclosed astro-turfed play area; and
- a new vehicular and pedestrian access would be formed on to Pinhoe Road, and parking and turning provision would be accommodated on a loop road within the site.

The Principal Project Manager advised of a further representation from the NHS Devon Clinical Commissioning Group (CCG) set out in the update sheet. The CCG had requested that, even though the applicant had stated that there would be no impact on local GP services as the Care Home Operator would contact directly with a private GP service, written confirmation should be provided that, at no time, would any of the residents register with the local NHS GP practices. The CCG had also sought a contribution within a Section 106 agreement towards GP surgeries provision based on a development of 64 dwellings and a population increase of 64 persons.

Responding to Members' queries, the Principal Project Manager (Development) advised that:-

- there was a need for an additional Care Home in the city;
- the NHS GP contribution request was based on an Extra Care residential use of 64 residents rather than Care Home use. However, the Care Home operators had their own private GP contract and it was not anticipated that there would be an impact upon local capacity;
- with regard to the Royal Devon Universities Healthcare Foundation Trust's request for a contribution of £34,547 from the development towards the cost of providing provision of acute and planned healthcare for the increased population resulting from the development, the Principal Project Manager (Development) advised that insufficient information had been provided of how this had arisen as new demand, what this contribution would be spent on, and whether it met the 'tests' within National Planning Policy Framework (NPPF) 2021. Work was being undertaken with the Trust to seek agreement on the way forward on such requests;
- it was a balanced development and would result in the re-use, preservation and repair of the Listed Building to give prominence to the facades;
- the design provided a clear distinction between the old and the new including glazed link elements and the brick and render of the Care Home residential properties would match that of the area;
- a materials schedule would be provided to ensure a high standard of materials of the property;
- a BREEAM assessment provisional score of 62, 55 being categorised as "very good" An "excellent" score was 70 and it was the intention to work with the applicant to maximise the final scoring;
- a condition included a requirement for a Waste Audit Statement although there was not a great deal of "cut and fill" on the site as the original footprint would be largely used. It was likely the majority of material would be used on site; and
- a motor scooter storage area would be provided in reception, for use also by visitors and which would utilise the building's electrics.

The Development Manager Highways and Transport, in response to Members' questions, advised that:-

- a Stage One Safety Audit had been undertaken and no significant issues had been raised regarding the access onto Pinhoe Road and it was anticipated that a satisfactory technical design would be provided; and
- the introduction of speed reduction measures along Pinhoe Road was a separate matter and would not necessarily be appropriate.

Rebecca Wheeler spoke against the application. She raised the following points:-

- Vranth House was a children's charity working with Devon County Council and the NHS to provide a school for children with significant physical disabilities and a large paediatric outpatient medical department serving 2,500 children throughout Devon;
- the proposed development would be detrimental to the children and the service offered. The charity used to be part of the Honeylands Children's Hospital until the NHS ceased using the building several years ago. The land and the Honeylands building were donated to the city by Miss Violet Wills in the 1920's explicitly for use as a children's medical facility. The centre closed in 2012 as a result of the building requiring substantial repairs;
- the development was a significant deviation from the original conditions of the gift of the building, which was to benefit the children of Exeter. The demands on Exeter's children's services were expanding dramatically;
- the new access, and the number of staff and patients who would use it, raised significant road safety concerns. Both sites were accessed from the busy main Pinhoe Road, and the proposed development would have limited parking for the large number of staff and patients it would cater for;
- the children regularly go out in the community in wheelchairs and safety around the entrance would be compromised;
- Vranth house had a statutory duty to safeguard pupils rights to dignity and privacy whilst at school. Because the site was originally designed to work with the facility operating in the old Honeylands building, many rooms faced that building with large windows or glass walls and the children could become quite distressed. The current design for the development next door included windows, patios and garden spaces next to the boundary which looked into the assessment rooms and classrooms;
- the intended use of the development, which was 'end of life care', was extremely insensitive next door to a centre that serves many children with life-limiting illnesses, some of whom sadly die during their school lives;
- an increasing number of the pupils had severe autism and become very distressed by any loud or sudden noise by construction ~~and a busy home~~;
- the proposed use was not in line with the reason the building was gifted to Exeter, or that the proposed structure and enlargement would be of benefit to the attractive original historical building. The proposal would have a detrimental impact on the medical and educational services provided for the children of Exeter and Devon.

Rebecca Wheeler responded as follows to Members' questions:-

- the original covenant, which covered both the Honeylands and Vranth House site was primarily for the use and care of children and therefore the proposed use as a Care Home was in contravention of this original purpose;
- children numbers in Vranth House were already excessive with the facility over-subscribed and with continuing demand from the County Council, the NHS and the CCG to accommodate more children, the school's work also included paediatric assessments. There had been an exponential increase in babies with severe medical conditions who survive and required on-going support. The centre had remained open during the Pandemic and the Cranbrook development had added to pressures. Because of this huge demand and need, some two years had been spent attempting to purchase the site;
- there were inaccuracies in the report on the description of the buildings, which included the description of the impact on the contained, secure astro-turf play area, which was the only outdoor space available and was used by severely autistic and non-verbal children. For example, the kitchen windows would be close to this facility;

- attempted negotiations with the RD&E Trust had met with little response, and was later informed that Vbranch House had been placed on the open market, the estate agent advising that the intention was to sell to a developer; and
- the large size of the development, the proximity of the additional buildings and the associated noise 24/7 were a particular concern and would impact adversely on the need to control and protect very vulnerable children.

Mr Marshall spoke in support of the application. He raised the following points:-

- Brackley Investments Ltd. were specialist developers of older persons care accommodation and a Care Home was badly needed by virtue of the growing and ageing local population;
- the National Policy Planning Framework (NPPF) stated that the lack of suitable accommodation to meet the needs of older people was critical. In Exeter there were over 550 modern, wet-room care home beds but much of the existing care stock is largely no longer fit-for-purpose;
- the building was already in use as a Class C2, and the site was suited to address this need, being in a sustainable and accessible location. Some 35 family homes will be freed up in the area and construction and long-term employment opportunities would be created;
- it would restore the derelict and deteriorating Grade II Listed Honeylands House;
- the original features would be preserved and the site would be developed in a more sensitive manner, to achieve a fine balance between heritage concerns, key trees and neighbouring amenities;
- a new access direct from Pinhoe Road would be provided removing the previous convoluted access through Lamacraft Drive, and opening up views of the Listed Building from Pinhoe Road, thereby removing potential concerns from local residents to the south. This had been accepted by the Highway Authority as the best location;
- access by public transport was key as, whilst residents would largely not be independently mobile, staff were expected to use the bus;
- key trees would be retained and the proposed landscaping and ecological proposals would result in a biodiversity net gain, the scheme would also deliver on energy efficiency;
- the scheme provided progressive privacy through a 'household' model enabling residents to live within smaller, domestic-scale wings of accommodation but with access to the wider facilities on-site;
- private balconies and terraces would enable access to nature;
- the statement of community involvement reflected a positive reception locally over Vbranch House School's concerns - including moving the southern wing of the building further away from the boundary whilst the internal layout would be altered to further minimise the opportunity for any over-looking;
- the southern wing was effectively single storey insofar as perceived by Vbranch House - the first floor being at ground floor level of the northern wing and Listed Building. Therefore the combination of site levels and boundary fencing meant that there would be less opportunity for overlooking to north;
- the final plans were Local Plan policy compliant, supported by national policy in the NPPF, and crucially, had the support of all statutory consultees, including Historic England; and
- the development was looking to restore the historic asset to its former glory, whilst creating jobs and helping meet crucial societal need as soon as possible.

Responding to Members' queries and confirming he represented the developer and not the operator he advised that:-

- the applicant was not aware of objections from statutory consultees as the CCG was not a statutory consultee. The request from the CCG had not been made in respect of any other Care Home providers, however they were amenable to offering the requested contributions;
- the applicant had provided a number of Care Homes across the country and was in negotiation with a provider but it was not possible to reveal the client's identity but they were an experienced provider;
- round the clock medical support would be provided to residents, many of whom were likely to be registered with local GP's and GP's calling were likely to be those working in both the public and private sectors, the provider normally entering into contracts with local GP's who would operate on a private basis therefore reducing the burden on the NHS. Whilst a guarantee that the request from the CCG for a level of financial contribution might not be acceptable, it would be discussed with the provider;
- car parking spaces would be limited to 27 and the ratio of tree planting would be three new trees to one lost. The site did not possess a great deal of ecological benefit but biodiversity enhancements were proposed;
- storage and recharging facilities for motor scooters/electric bikes would be provided and staff would encourage use by residents if at all possible and there would be two bicycle storage areas on site;
- attempts would be made to "cut and fill" on site but the nature of the land associated with the Listed Building would make this difficult. The Listed Building status would also make reaching BREEAM excellent standard difficult;
- amendments had been made to original iterations by moving buildings away from the school to limit impact on the children's facility. There had been reductions in height and windows overlooking the school were avoided, although Vbranch House could have better articulated concerns;
- the development incorporated a number of carbon friendly elements including air source heat pumps, photovoltaic panels, electric charging points and electric use rather than gas as far as possible;
- medical facilities on site included a treatment room, nurses room, wellness suite; assisted bathrooms with residents also possessing their own kitchens and dining areas;
- there would be no restriction on advertising vacancies which would be undertaken nationally, but it was anticipated that residents would be predominantly local; and
- the Care Home would be a quiet facility and the two uses should work well together.

Members expressed the following views:-

- the issues around health service provision as well as the matter of the covenant which was a legal consideration for Vbranch House to resolve were not planning matters;
- a valid application had been submitted and there was no reasonable planning grounds to refuse;
- no objection had been received from the Highway Authority as a statutory consultee and the new access would benefit neighbouring residential properties;
- no alternative use had been proposed such as housing which could also be disruptive to the children and it was hoped the developer could work with the

Vranch House school through the development process and when the facility was occupied;

- welcome ambition to maximise the BREEAM standard whilst recognising limitations imposed by a listed building;
- would have preferred additional ecological contributions such as retention of the yew tree;
- recognise growing pressures on the paediatric service and the concerns of Vranch House and it is unfortunate that the NHS had been unable to be more proactive regarding the use of the site regarding its original purpose, there was however, also a need for a further Care Home in the city;
- concerns remain regarding carbon footprint and an acceptable reinstatement of the Listed Building is an important requirement. It was also hoped that the applicant develop a neighbourly approach and resolve any difficulties quickly; and
- the access to Pinhoe Road will be away from any other facilities such as shops and the impact on traffic flow should not be excessive.

The recommendation was for approval, subject to the conditions as set out in the report and subject to a contribution within a legal agreement towards GP surgeries provision requested by the Devon CCG.

The recommendation was moved and seconded and, following a vote, was carried.

**RESOLVED** that, subject to an additional condition requiring a contribution to the CCG within a legal agreement towards GP surgeries provision, planning permission for the re-development of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road (Amended plans) be **APPROVED**, subject also to the following conditions (which may be varied):

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

- (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 7 March 2022, as modified by details received 29 and 30 June (including the plans listed below), and by conditions of this consent.

7 March 2022

- Existing Building - Demolition Plans
- PL03 A Site Demolition Plan
- Listed Building drawing set SK020-SK039 RevA

29 June 2022

- Landscape Plan 05367 LSP Rev B 27.6.22[51]

30 June 2022

- 9588-PL06B Proposed Site Boundary Plan[33]

- 9588-PL07C Proposed Lower Ground Floor Plan[14]
- 9588-PL08C Proposed Ground Floor Plan[29]
- 9588-PL09C Proposed First Floor Plan[63]
- 9588-PL10B Proposed Roof Plan[16]
- 9588-PL11D Proposed Elevations 1[16]
- 9588-PL12C Proposed Elevations 2[76]
- 9588-PL13C Proposed Elevations 3[96]
- 9588-PL14B Proposed Sections[10]
- 9588-PL18 Proposed Boundary Treatment - Fence Detail[38]
- 9588-PL05L Proposed Site Plan[97]
- 1001-PHL-101-F[5] Highway Access

Reason: In order to ensure compliance with the approved drawings.

- (3) Pre-commencement condition: No materials shall be brought onto the site or any development commenced, until the developer has erected tree protective fencing around all trees or shrubs to be retained, in accordance with plan ref Tree Protection Plan 05367 LSP Rev B 27.6.22[51] received 29 June 2022, or such other plan that shall previously have been submitted to and approved in writing by the Local Planning Authority. This plan shall be produced in accordance with BS 5837:2012 - Trees in Relation to Design, demolition and construction. The developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority. No materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by written permission of the Local Planning Authority. Where such permission is granted, soil shall be removed manually, without powered equipment.

Reason for pre-commencement condition - To ensure the protection of the trees during the carrying out of the development. This information is required before development commences to protect trees during all stages of the construction process.

- (4) Prior to commencement of construction a Waste Audit Statement, that includes the below points, shall be submitted to and approved in writing by the LO.
- The amount of construction waste in tonnes is also provided;
  - The type of material the waste will arise from during construction;
  - The method for auditing the waste produce including a monitoring scheme and corrective measures if failure to meet targets occurs;
  - The predicted annual amount of waste (in tonnes) that will be generated once the development is occupied;
  - Identify the main types of waste generated when development is occupied (If possible);
  - Identify measures taken to avoid waste occurring; and
  - Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This includes a template set out in Appendix B, a construction, demolition and excavation waste checklist (page 14) and an operational waste checklist (page 17). Following the guidance provided in the SPD will enable the applicant to produce a comprehensive

waste audit statement that is in accordance with Policy W4: Waste Prevention of the Devon Waste Plan. This can be found online at:

<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/supplementary-planning-document>

Reason: In the interests of sustainable development and in accordance with Policy W4: Waste Prevention of the Devon Waste Plan.

- (5) No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:
- a) The site access point(s) of all vehicles to the site during the construction phase.
  - b) The layout of the site including; parking of vehicles of site operatives and visitors, the areas for loading and unloading plant and materials, storage areas of plant and materials used in constructing the development.
  - c) The means of enclosure of the site
  - d) Wheel washing facilities and obligations
  - e) Provisions to ensure the disposal of surface water so that none drains on to any County Highway
  - f) Measures to monitor and control the emission of dust and dirt during construction
  - g) No burning on site during construction or site preparation works
  - h) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.
  - i) Hours for construction working and deliveries, which unless otherwise agreed shall be from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays
  - j) There to be no driven piling without prior consent from the LPA
  - k) The proposed route of all construction traffic exceeding 7.5 tonnes
  - l) Details of proposals to promote sustainable travel modes and car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
  - m) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.
  - n) A species mitigation strategy and accord with the structure and content detailed in the BS42020: 2013 Biodiversity: Code of Practice for Planning and Development.
- The approved Statement shall be strictly adhered to throughout the construction period of the development
- (6) No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.
- (7) Prior to commencement of construction (excluding demolitions and site clearance), the developer shall submit to the Local Planning Authority for

approval a detailed BREEAM design (interim) stage assessment report, to be written by a licensed BREEAM assessor, which shall set out the BREEAM score expected to be achieved by the building and the equivalent BREEAM standard to which the score relates. The building must be completed fully in accordance with any approval given. A BREEAM post completion report of the building is to be carried out by a licensed BREEAM assessor within three months of substantial completion of the building and shall set out the BREEAM score achieved by the building and the equivalent BREEAM standard to which such score relates.

Reason for pre commencement condition: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development. The design stage assessment must be completed prior to commencement of development because the findings may influence the design for all stages of construction.

- (8) A Lighting Strategy for agreement with the authority that minimises impacts from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice (BCT/ILP, 2018) guidance has been implemented. To include the provision of dark corridors that accord with Devon guidance 'Maintaining dark corridors through the landscape for bats' (Jan 2022).

- Reason: To ensure the site continues to support commuting and foraging bats within the site.

- (9) No works of construction of the buildings hereby approved shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- a) Soakaway test results, groundwater monitoring results, and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
- b) A detailed drainage design based upon the submitted surface water drainage management system details and Flood Risk and Drainage Technical Note, and the results of the information submitted in relation to (a) above.
- c) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
- d) Proposals for the maintenance of the permanent surface water drainage system.
- e) A plan indicating how exceedance flows will be safely managed at the site.
- f) Evidence there is agreement in principle from South West Water/landowner to connect into their system.

The building and use hereby permitted shall not be occupied until the works have been approved and implemented in accordance with the details under (a) - (f) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before

works begin to avoid redesign/unnecessary delays during construction when site layout is fixed.

- (10) A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior first occupation of the development. The content of the LEMP to include a species mitigation strategy accord with the structure and content detailed in the BS42020: 2013 Biodiversity: Code of Practice for Planning and Development and shall include the following details:
- a) a description and evaluation of features to be managed;
  - b) ecological trends and constraints on site that might influence management;
  - c) aims and objectives of management;
  - d) appropriate management options for achieving aims and objectives;
  - e) prescriptions for management actions;
  - f) a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
  - g) identification of the body or organization responsible for implementation of the LEMP;
  - h) ongoing monitoring and remedial measures; and
  - i) the legal and funding mechanisms by which the long-term implementation of the LEMP will be secured with the management bodies responsible for its delivery.

The LEMP shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall then be implemented and thereafter managed in accordance with the approved LEMP.

- (11) Prior to occupation of the development, glazing and trickle vents shall be installed which achieve at least the levels of sound insulation specified in the ACT Acoustics report reference 200713-1008 (Noise Impact Assessment - Honeylands Care Home) dated 24 February 2022.
- (12) A detailed scheme for landscaping (substantially in accordance with Landscape Plan 05367 LSP Rev B 27.6.22[51] received 29 June 2022), including the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no dwelling or building shall be occupied until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

- (13) Prior to the access onto Pinhoe Road being brought into use visibility splays shall be provided, laid out and maintained for that purpose at the site access generally in accordance with Drawing Number PHL-101 Revision F where the

visibility splays provide inter-visibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 43 metres in both directions.

Reason: To provide adequate visibility from and of emerging vehicles.

(14) Noise from building services plant and equipment shall not exceed a rating noise level at a residential receptor of 37 dB (07:00 to 23:00) and 29 dB (23:00 to 07:00) (measured in accordance with BS4142:2014).

(15) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

(16) The works within the root protection zones of retained trees (as identified on the Tree Protection Plan Rev B received on 29 June 2022 or such plan as may be subsequently agreed) as part of the development hereby permitted shall only be carried out in accordance with an Arboriculture Method Statement that shall have been submitted to and approved agreed in writing by the Local Planning Authority prior to commencement of development on site. The approved Method Statement shall thereafter be adhered to.

Reason: To ensure the protection of the retained trees during the carrying out of the development and protecting the amenity of the area.

(17) Before any works are undertaken that impact directly on the bomb shelter a scheme and programme of preservation of the Bomb Shelter which shall detail the relocation of the shelter off site to a suitable location, or in the absence of such shall set out the efforts to achieve this that have been undertaken and the details of recording and archiving of the details of the shelter, shall be submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed programme.

Reason: In the interests of preserving the historic environment for future generations.

(18) The site shall not be used for any purpose other than that hereby approved as a Care Home within Use Class C2 and no other use (including any use within the same Use Class as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out without the formal consent of the Local Planning Authority.

Reason: The use of the building for other uses falling within Use Class C2 other than a Residential Care Home for the elderly could have different impacts to the approved use and would therefore need to be assessed on their individual merits through a separate application.

Listed Building Consent 22/0384/LBC

**RESOLVED** that listed building consent for the re-development of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road (Amended plans) be **APPROVED**, subject to the following conditions:-

- (1) The works to which this listed building consent relate must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with Section 18 of the Planning Listed Building and Conservation Areas Act 1990 as amended.

- (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 7 March 2022, 29 June 2022 and 30 June 2022 (listed below) as modified by other conditions of this consent:

7 March 2022

- Existing Building - Demolition Plans
- PL03 A Site Demolition Plan
- Listed Building drawing set SK020-SK039 RevA

29 June 2022

- Landscape Plan 05367 LSP Rev B 27.6.22[51]

30 June 2022

- 9588-PL06B Proposed Site Boundary Plan[33]
- 9588-PL07C Proposed Lower Ground Floor Plan[14]
- 9588-PL08C Proposed Ground Floor Plan[29]
- 9588-PL09C Proposed First Floor Plan[63]
- 9588-PL10B Proposed Roof Plan[16]
- 9588-PL11D Proposed Elevations 1[16]
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- 9588-PL13C Proposed Elevations 3[96]
- 9588-PL14B Proposed Sections[10]
- 9588-PL18 Proposed Boundary Treatment - Fence Detail[38]
- 9588-PL05L Proposed Site Plan[97]
- 1001-PHL-101-F[5] Highway Access

Reason: In order to ensure compliance with the approved drawings.

- (3) A detailed Materials Schedule including the type, colour, image and location of each item of the materials it is intended to use in the construction of the development shall be submitted to the Local Planning Authority Physical samples shall be submitted where required. No new material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable.

Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: In the interests of good design and to ensure that the materials used preserve and or enhance the character and appearance of the listed building.

- (4) No windows, doors, sidelights, roof lights, stairs, fenestration or rainwater goods shall be installed unless further drawings showing this element at a scale of not less than 1:20, product specification and details of materials, have been submitted to and approved in writing by the Local Planning Authority unless otherwise agreed. The works shall be carried out as approved.

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**PLANNING APPLICATION NO 22/0361/FUL - 13 MONKSWELL ROAD, EXETER**

The Assistant Service Lead - Planning presented the planning application for a single-storey rear extension to a dwelling, with associated modifications.

The proposal was to demolish the existing conservatory and replace it with a rear/side infill extension. The extension would have a glazed lean-to roof and form part of an enlarged kitchen. It was also proposed to demolish an outside toilet on the rear elevation next to the northern site boundary and to introduce an enlarged window on this elevation. The demolition and replacement of windows were permitted development and were not considered part of this application.

The Assistant Service Lead - Planning advised that the application complied with design guidance and that there had been no objections.

The recommendation was for approval, subject to the conditions as set out in the report.

The recommendation was moved and seconded and, following a vote, was carried unanimously.

**RESOLVED** that planning permission for a single-storey rear extension to dwelling with associated modifications be **APPROVED**, subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years, starting with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

- (2) The permitted development shall be carried out in strict accordance with the submitted details received by the Local Planning Authority. These details and drawings are as follows: Site Location Plan - DWG No: 001 - Date Received: 15/03/2022 Amended Proposed Elevations - DWG No: 301 Rev C - Date Received: 30/05/2022 Amended Proposed Ground Floor Plans - DWG No: 101 Rev C - Date Received: 30/05/2022.

Reason: To ensure compliance with the approved drawings.

Informatives:

- (1) Under the Conservation of Habitats and Species Regulations 2017, this development has been screened regarding the need for an Appropriate Assessment (AA). Given the nature and scale of the development, it has been concluded that the proposal does not require an AA.
- (2) Following Paragraph 38 of the National Planning Policy Framework, the Council has worked positively and proactively and has imposed planning conditions to enable the granting of planning permission.

27

**LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the Director City Development was submitted.

**RESOLVED** that the report be noted.

28

**APPEALS REPORT**

The schedule of appeal decisions and appeals lodged was submitted.

**RESOLVED** that the report be noted.

29

**SITE INSPECTION PARTY - ROTA FOR VISITS**

The report of the Corporate Manager Democratic & Civic Support was submitted.

**RESOLVED** that the circulated rota of site inspections be approved, subject to any changes during the course of the year.

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**SITE INSPECTION PARTY**

**RESOLVED** that the next Site Inspection Party will be held on Tuesday 23 August 2022 at 9.30 a.m. The Councillors attending will be Councillors Foale, M. Mitchell and D. Moore.

(The meeting commenced at 5.30 pm and closed at 7.48 pm)

Chair