

PLANNING

Date: Monday 11 February 2019
Time: 5.30 pm
Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Howard Bassett, Democratic Services Officer (Committees) on 01392 265107.

Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.

Membership -

Councillors Sutton (Chair), Lyons (Deputy Chair), Bialyk, Branston, Edwards, Foale, Harvey, Mrs Henson, Morse, Prowse, Sheldon, Thompson and Vizard M

Agenda

Part I: Items suggested for discussion with the press and public present

10 Update Sheet

(Pages 3 -
4)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 18 March 2019** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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**PLANNING COMMITTEE
11 FEBRUARY 2019**

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5 : 18/0878/ECC : Pages 11-22

Land between Hamlin Gardens and 65 Carlyon Gardens, Hamlin Lane

Nothing further to report.

Item 6 : 18/1669/FUL : Pages 23-32

Land Rear of Orchard Lea, Pinn Lane, Exeter, Devon, EX1 3RG

The following is added to the Officer Report:

COMMUNITY INFRASTRUCTURE LEVY

The applicant has submitted a CIL additional Information form which states that the gross internal area of the development will be 158sq.m, all of which will be CIL Liable. Therefore an informative will be included on the decision notice to this regard.

HABITAT'S MITIGATION

The development is for a C3 residential dwellinghouse, which is located within 10 kilometres of both the Exe Estuary Special Protection Area and the East Devon Pebblebed Heaths Special Protection Area and Special Area of Conservation, therefore an Appropriate Assessment is required.

The Appropriate Assessment concludes that, whilst the development has the potential to have a significant effect on the European Sites and an adverse impact on the achievement of the conservation objectives for the sites, the impacts of the development can be mitigated through top-slicing receipts from CIL to contribute towards the implementation of measures in Table 26 of the South East Devon European Site Mitigation Strategy, which are designed to avoid and mitigate the adverse impacts of increased visitor pressure brought about through population growth. It is therefore concluded that planning permission can be granted.

INFORMATIVES

CIL

The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. Accordingly your attention is drawn to the need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website.

It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid commencement notice (ie where pre-commencement conditions have not been discharged) the Local Authority may impose a surcharge, and the ability to claim any form of relief from the payment of the Levy will be

foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information please see www.exeter.gov.uk/cil.

Appropriate Assessment

In accordance with Chapters 1 and 2 of the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA). Given the nature of the development, it has been concluded that an AA is required in relation to potential impact on the relevant Special Protection Areas (SPA), the Exe Estuary and East Devon Pebblebed Heaths, which are designated European sites. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South East Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the Community Infrastructure Levy (CIL) collected in respect of the development being allocated to funding the mitigation strategy. Or, if the development is not liable to pay CIL, to pay the appropriate habitats mitigation contribution through another mechanism (this is likely to be either an undertaking in accordance with s111 of the Local Government Act 1972 or a Unilateral Undertaking).