

PLANNING

Date: Monday 12 October 2020

Time: 5.30 pm

Venue: Legislation has been passed that allows Council's to conduct Committee meetings remotely

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

Membership -

Councillors Williams (Deputy Chair), Bialyk, Branston, Foale, Ghusain, Hannaford, Harvey, Mrs Henson, Mitchell, M, Morse, Sparkes, Sutton and Wright

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 26 October 2020** 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 – 12th October 2020

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5: Planning Application No. [20/0321/FUL](#) - Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham

Nothing to update.

Item 6: Planning Application No. [19/1465/OUT](#) - Land adjoining Exeter Road, Topsham, Exeter

Nothing to update.

Item 7: Planning Application No. [18/1625/FUL](#) - Land to the north of Arran Gardens, Hollow Lane and Higher Furlong, Monkerton, Exeter

Education Contributions Required

An updated consultation response has been received from Devon County Council Children's Services (dated 5 October 2020) in relation to requested Education contributions. This states, *"with the opening of Monkerton Primary School from September 2020, local primary schools and early years providers have sufficient spare capacity for the pupils expected to be generated by this development. DCC therefore do not need to request primary or early years contributions against this application."*

Wording of Dual Recommendation

Part A

The Heads of Terms for the Section 106 Agreement set out in Part A) of the dual recommendation of the Service Lead City Development in the report (in Section 18) is amended to remove the primary school and early years contributions. The secondary school contribution sought remains at £123,245. Education infrastructure contributions are based on March 2015 prices and any indexation applied to contributions requested are to be applied from this date.

Part B

The wording of Part B) of the dual recommendation of the Service Lead City Development in the report (in Section 18) is updated as follows:

B) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 12 APRIL 2021 OR SUCH EXTENDED TIME AS AGREED BY THE SERVICE LEAD - CITY DEVELOPMENT.

In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority being completed within an appropriate timescale, and which makes provision for the following matters –

- Affordable housing
- Provisions to transfer the public open spaces to a management company
- Traffic Regulation Order contributions
- Sustainable Travel Planning contributions
- Off-site access/recreation improvements
- Connection to District Heating Network
- Education contributions
- GP facilities contributions

The proposal is contrary to Exeter Local Development Framework Core Strategy 2012 Objectives 3, 5, 6 and 10, policies CP7, CP9, CP10, and CP18, Exeter Local Plan First Review 1995-2011 saved policies AP1, T1, T3 and DG5, Exeter City Council Affordable Housing Supplementary Planning Document 2014, Exeter City Council Public Open Space Supplementary Planning Document 2005, Exeter City Council Planning Obligations Supplementary Planning Document.

Further letter of representation received

One additional letter of representation has been received. The comments are available to view in full on the Council's website. In summary, the letter queries the proposed size of passing place on Hollow Lane and whether or not it is large enough to prevent conflict between motor vehicles, pedestrians and cyclists.