

## PLANNING

Date: Monday 14 December 2020

Time: 5.30 pm

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

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

## Agenda

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

10 **Update Sheet**

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### Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 18 January 2021** 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 – 14<sup>th</sup> December 2020

### ADDITIONAL INFORMATION

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

**Item 5: Planning Application No. 20/0938/FUL - Land at Corner of Retreat Drive and Exeter Road, Topsham**

One objector has provided additional comments on the revised plans. Issues raised:

- Size is totally out of proportion to its surroundings
- Post-Covid, the need for office space is diminishing, especially since large ex-retail blocks in Exeter are becoming available
- Insufficient parking
- Noise and air pollution
- S106 should be required to resurface Retreat Drive, adopt the road, and double yellow lines added

**Item 6: Planning Application No. 20/0691/FUL - Clifton Hill Sports Centre, Clifton Hill, Exeter**

#### REPORT UPDATE

Tree Preservation Order (TPO) no. 673 was confirmed on 9<sup>th</sup> December 2020. This applies to 19 Trees within and immediately adjacent the application site that will be affected by the proposed development. A Tree Preservation Order prohibits cutting down, cutting of roots, topping, lopping, uprooting, wilful damage or wilful destruction of trees without the local planning authority's written consent. The current application would involve the felling of 13 Trees subject of this Order (4 further trees that are not subject of the TPO but subject of Conservation Area protection are also proposed to be removed), the retained trees are proposed to be subject of pruning and of protective measures during construction. The revised Soft works Plan shows 20 new trees being planted in communal and publicly accessible spaces on site. In considering an application, the local planning authority should assess the impact of the proposal on the amenity of the area and whether the proposal is justified, having regard to the reasons and additional information put forward in support of it. The authority must be clear about what work it will allow and any associated conditions. If consent is given, it can be subject to conditions which have to be followed.

#### ADDITIONAL REPRESENTATIONS

One new and one additional objections have been received raising the following issues:

- access to the back entrance (to property on Clifton Hill).
- green space being impacted negatively
- technical concerns relating to the retention of existing trees and mitigation remain for which the viability remains unproven and cannot be addressed through a Planning Condition.
- The quantum of mitigation for the loss of existing trees remains especially weak with no apparent attempt to address this.

## REVISED PLANS

Since the committee report was published further 'Updated Revised' plans have been received, these being; Ground and First Floor plans to Blocks 5-7, General Arrangement Plan, Boundary Treatment, Refuse Strategy, Parking Strategy, Softworks Plan and Softwork schedule, and apartment amenity space.

These make minor alterations to internal arrangements and site layout including: more easily accessible provision for cycle storage within Plots 36 to 42, additional cycle parking for the apartment block, and an on-site electricity sub-station to support electric vehicle charging.

## ADDITIONAL CONSULTEE COMMENTS

It is convention that consultee responses are summarised in the report and internal officer advice informs the body of the report to planning committee. The full text being available on file and on the website. Representations have been received that the Arboriculture Officers response to the initial plans should be reported in full and hence they are included here:

The Councils Arboriculture officer's comments are as follows;

- The spatial relationship between trees (T8—T1) is unsatisfactory, additionally the proposed encroachment into the trees Root Protection Areas is not acceptable. Owing to the above this area of the development requires a re-design based on an agreed tree constraints plan.
- The *Aboricultural Impact Assessment for Clifton Hill* indicates that trees T3-T6 and T18-T30 will be removed to make way for the new development. This amounts to a total of 17 trees.
- Silver birch and Tulip tree T24 -T29, lend to the sylvan nature of the road and make a significant contribution to the amenity of the wider Conservation area. Therefore these trees should be retained.
- The loss of cherry plums, Norway maple, Liquidambar and apple T4-T6, T18-T23 is regrettable, but understandable owing to their position within the site and the requirement to make way for the new development
- The proposed tree planting indicated by the *Clifton Hill Softworks Plan*, does not adequately mitigate for the loss of trees on site. In particular, no attempt has been made to replace the landscape value and screening provided by the trees being removed on the south western boundary (T18-T22), accordingly significant and robust planting scheme, on or adjacent to the south western boundary of the site is required to mitigate for the loss of trees.
- *Metasequoia glyptostroboides* which are shown to be planted in the green corridor (along Green Street) are capable of growing to very large at maturity (>30m height). Given the growth potential of these trees, they are unsuitable for the proposed location. In addition cross section draws are required of the proposed tree pits to demonstrate that adequate rooting volume has been provided to ensure the successful establishment and development of the trees.
- To ensure the successful establishment of newly planted trees, confirmation is required that all landscape plans that show the planting of new trees will include the following text: Trees will not be planted until written approval has been provided by the Council's Arboricultural Officer that he/she is satisfied with the condition and form of the trees to be planted. Any trees delivered to site or planted will comply with the British Standard Trees: from nursery to independence in the landscape –Recommendations BS 8545:2014. It is accepted The Council reserves the right to reject, and require the replacement of any trees that do not comply with the above British Standard either prior

to or following the planting of the trees. If any trees planted as part of an approved landscape plan within a period of five years from planting is removed, dies or become seriously damaged/diseased it/they shall be replaced in the next planting season with one of similar size, species and nursery stock.

- All trees above 6-8cm girth to be container grown.
- Planting pit details for trees planted within or adjacent to hard surfaces that include the installation of an underground crating system to provide sufficient rooting volume to ensure the newly planted trees establish and develop.

### REVISED CONDITIONS

Condition 1. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority

Updated Revised General Arrangement Plan 190908 L 02 02 revision F received 4/12/2020

Updated Revised Boundary Treatment Plan 190908 L 02 03 revision E received 4/12/2020

Updated Revised Refuse Strategy 190908 L 02 04 revision D received 4/12/2020

Updated Revised Vehicular Parking Strategy 190908 L 02 05 revision D received 4/12/2020

Revised Floor Plans Block 01 Drg 100 rev A received 17/11/2020

Revised Sections Block 01 Drg 110 rev A received 17/11/2020

Revised Elevations Block 01 Drg 120 rev A received 17/11/2020

Revised Floor Plans Block 02 Drg 200 rev A received 17/11/2020

Revised Sections Block 02 Drg 210 rev A received 17/11/2020

Revised Elevations Block 02 Drg 220 rev A received 17/11/2020

Revised Floor Plans Block 03 Drg 300 rev A received 17/11/2020

Revised Sections Block 03 Drg 310 rev A received 17/11/2020

Revised Elevations Block 03 Drg 320 rev A received 17/11/2020

Revised Floor Plans Block 04 Drg 400 rev A received 17/11/2020

Revised Sections Block 04 Drg 410 rev A received 17/11/2020

Revised Elevations Block 04 Drg 420 rev A received 17/11/2020

Updated Revised Floor Plans Block 5-7 Drg 501 rev A Received 3/12/2020

Revised Floor Plans Block 5-7 Drg 502 rev A received 17/11/2020

Revised Sections and Visualisation Block 5-7 Drg 510 rev A received 17/11/2020

Revised Elevations Block 5-7 Drg 521 rev A received 17/11/2020

Revised Elevations Block 5-7 Drg 522 rev A received 17/11/2020

Revised Floor Plans Block 8 Drg 800 rev A received 17/11/2020

Revised Sections and Visualisation Block 8 Drg 810 rev A received 17/11/2020

Revised Elevations SW Block 08 Drg 821 rev A received 17/11/2020

Revised Elevations NE Block 08 Drg 822 rev A received 17/11/2020

Revised Floor Plans Block 09 Drg 900 rev A received 17/11/2020

Revised Sections Block 09 Drg 910 rev A received 17/11/2020

Revised Elevations Block 09 Drg 920 rev A received 17/11/2020

Boundary Test Sections Sk004 1-3 rev B received 17/11/2020

Boundary Test Sections Sk004 4-5 rev B received 17/11/2020

Boundary Test Sections Sk004 6-8 rev B received 17/11/2020

Boundary Test Sections Sk004 9-10 rev B received 17/11/2020

Revised Street Elevations 020 rev A received 17/11/2020

Revised Street Elevations 021 rev A received 17/11/2020

Updated Revised Softworks Plan revision E received 4/12/2020

Updated Revised Softworks Schedule revision C received 4/12/2020

As modified by other conditions of this consent.

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

ADDITIONAL CONDITIONS

Condition 26. Prior to commencement of any works on site (including any ground clearance, tree works or demolition) a detailed scheme of off-site replacement tree planting, together with a programme for implementation shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved programme thereafter.

Reason for the pre-commencement condition: In the interest of further mitigating the impacts of development on trees and protecting the amenity of the area.

Condition 27. The development hereby permitted shall only be carried out in strict accordance with the Arboricultural Method Statement (rev 03/08/20), Tree Protection Plan drawing, and 'Tree 1 – car park – Cellweb and Silva Cells' drawing all as received 8 December 2020 or such other alternative details and methods as may subsequently be agreed in writing by the Local Planning Authority.

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

**Item 7: Planning Application No. 20/1421/FUL - The Cottage, Redhills, Exeter**

Nothing further to add