

PLANNING

Date: Monday 6 September 2021
Time: 5.30 pm
Venue: Guildhall, High 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.

Membership -

Councillors Morse (Chair), Williams (Deputy Chair), Bialyk, Branston, Buswell, Denning, Hannaford, Mrs Henson, Lights, Martin, A, Mitchell, M, Moore, D, Sparkes and Sutton

Agenda

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

11 Update Sheet

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Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 11 October 2021** at 5.30 pm.

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PLANNING COMMITTEE

6 September 2021

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5 : [Planning Application No. 20/0538/OUT](#) - Land off Spruce Close and Celia Crescent, Exeter

Since the Planning Committee Report was written the number of contributors has risen from 465 to 467 comprising 463 objections and 4 neutral.

The additional objection was received from an occupier of 15 Pinwood Meadow Drive raising concerns over road safety and privacy, due to the proposed bus stop outside nos. 15, 17 and 19 Pinwood Meadow Drive. It states that this bus stop is unwarranted, due to the proximity of existing bus stops along Beacon Lane, and will result in the loss of on-street parking and harm the privacy of the adjoining dwellings, as passengers will be able to look in upper floor bedroom windows.

The highways impacts of the application have been addressed in the Planning Committee Report. There will no net loss of on-street parking in this location, as there will be space to park on the other side of the road; this will allow people to drive in the left lane coming up the hill and around the bend, which is considered an improvement over the existing situation. Whilst the position of yellow lines and bus stops was agreed by Devon County Council as Local Highway Authority and Stagecoach, the Traffic Regulation Orders (TRO's) will be advertised and consulted upon by Devon County Council, so there will be a further opportunity for residents to comment on these aspects. The planning application will secure the funding for the TRO's.

In terms of privacy, the dwellings are set back from the edge of the carriageway by 8 metres. The impact on privacy is not considered to be significantly harmful and to an extent that would warrant refusal of the application; there will be other bus stops in the city with similar relationships to dwellings.

The additional neutral response sought clarity over which fields were proposed for development and which were "going to be given back to the community".

Further comments and objections were received by people who had previously objected. The majority wanted to reiterate their previous objections. One was received by the occupier of 15 Spruce Close, which fronts onto the public open space that the processed access will go through, raising concerns with the relocated bus stop to the public open space in terms of noise, pollution and people congregating, as well as the impact of vehicles parking on the road and harm to the view of the green space from the property. Whilst these concerns are understandable, in planning terms they are not considered significant and of an extent that would warrant refusal of the application. An area of green space will be retained in front of these properties and landscaping will be added to 'soften' views of the road at reserved matters stage. As members know, there is no right to a view from a private property. The impact on visual amenity is not considered significant enough to warrant refusal of the application.

Another objector raised concerns with the proposed double yellow lines shown on the plans at the bottom of Celia Crescent in terms of impact on on-street parking. These were agreed by

the Local Highway Authority and Stagecoach, and are around the bend in the road near the junction to make it safer. Again, they will be subject of a separate TRO process.

NHS Devon Clinical Commissioning Group has provided further justification for its contribution request of £54,282. The applicant has now agreed this contribution, although officers are waiting for confirmation of what the funding will be spent on.

In order to remove its objection, Devon Wildlife Trust requested a letter from the landowner detailing the area which will be committed to off-site biodiversity enhancements, both for the purpose of habitat creation and continuing management in-perpetuity, to form the basis of a s106 legal agreement. This letter has been submitted. Devon Wildlife Trust has confirmed this is acceptable in an email to the applicant to which the Case Officer was copied. The Case Officer wrote to Devon Wildlife Trust on 2 September asking if it was content to withdraw its objection on this basis, but has yet to receive a reply.

The Local Highway Authority submitted further comments in response to a further objection from the occupier of 6 Pinwood Meadow Drive raising concerns over the impact of the double yellow lines outside nos. 9-13 Pinwood Meadow Drive and further down the hill on access, highways safety and noise pollution. It stated that the final extents of the double yellow lining will be subject to consultation as part of a formal TRO process. It has no objections, as the existing situation will not be worsened and the majority of properties in this area have off-street parking.

The conditions will be circulated to Members on the day of committee and saved to the planning file.

Item 6 : [Planning Application No. 18/0598/FUL](#) - Hurst Almshouses, 2-24 Fairpark Road, Exeter

Clarification of the result of the re-consultation.

The application went out for re-consultation in April 2021 following receipt of revised plans. Thirty-two representations were received, including 30 objections. There were 22 objections from people who did not initially object. Eight people were repeating their objection. One person revised their previously submitted objection. One person is no longer objecting to the principle of the development but commenting on the design and the impact on vehicle movements without the turning head on Temple Road. It should be clarified that although the re-consultation resulted in fewer objections than the first public consultation, there is no requirement to confirm previously submitted comments.

Item 7 : [Planning Application No. 15/0641/OUT](#) - Aldens Farm West land between Shillingford and Chudleigh Road, Alphington.

No further information.