

PLANNING

Date: Monday 31 July 2023
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 Knott (Chair), Asvachin (Deputy Chair), Bennett, Branston, Hannaford, Jobson, Ketchin, Lights, Miller, Mitchell, M, Sheridan, Wardle, Warwick and Williams, M

Agenda

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

5 Planning Application No. 23/0321/FUL - Land on the west side of Belle Vue Road, Exeter

To consider the report of the Director City Development.

(Pages 3 -
26)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 4 September 2023** 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.

Follow us:

[Twitter](#)

[Facebook](#)

Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.

Exeter City Council Planning Committee 31st July 2023



Exeter
City Council

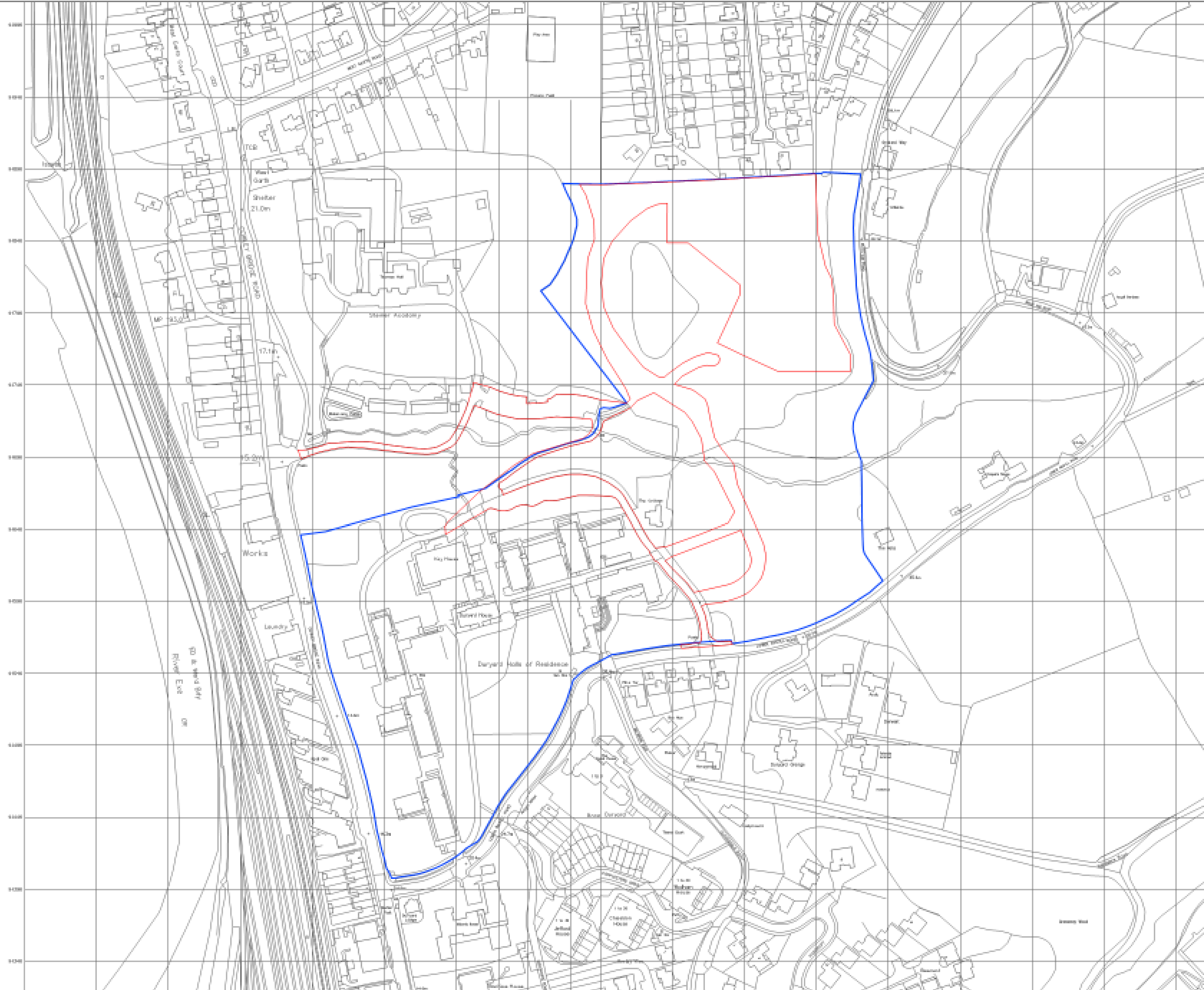
Application 23/0321/FUL

Site: Land On The West Side Of, Belle Vue Road, Exeter, Devon.

Applicant: University of Exeter

Proposal: The erection of a fixed ground mounted Solar Photovoltaic array with an expected capacity of no less than 1.07MWp of generating capacity, a transformer substation, cable run, associated access, fencing, biodiversity measures and ancillary works.

Case Officer: Howard Smith



Legend

- Site boundary
- Other party approach

FOR PLANNING

NO. 1000000000	1000000000	1000000000	1000000000	1000000000	1000000000
1000000000	1000000000	1000000000	1000000000	1000000000	1000000000
1000000000	1000000000	1000000000	1000000000	1000000000	1000000000

Scale 1:5000
 Date: 10/10/2023
 Project: DURYARD SOLAR PV
 Drawing No: 1000000000



UNIVERSITY OF EXETER

DURYARD SOLAR PV

SITE LOCATION PLAN

Scale: 1:5000

SITE LOCATION PLAN



AERIAL VIEW



PHOTOS



PHOTOS



PHOTOS







PHOTOS



PHOTOS



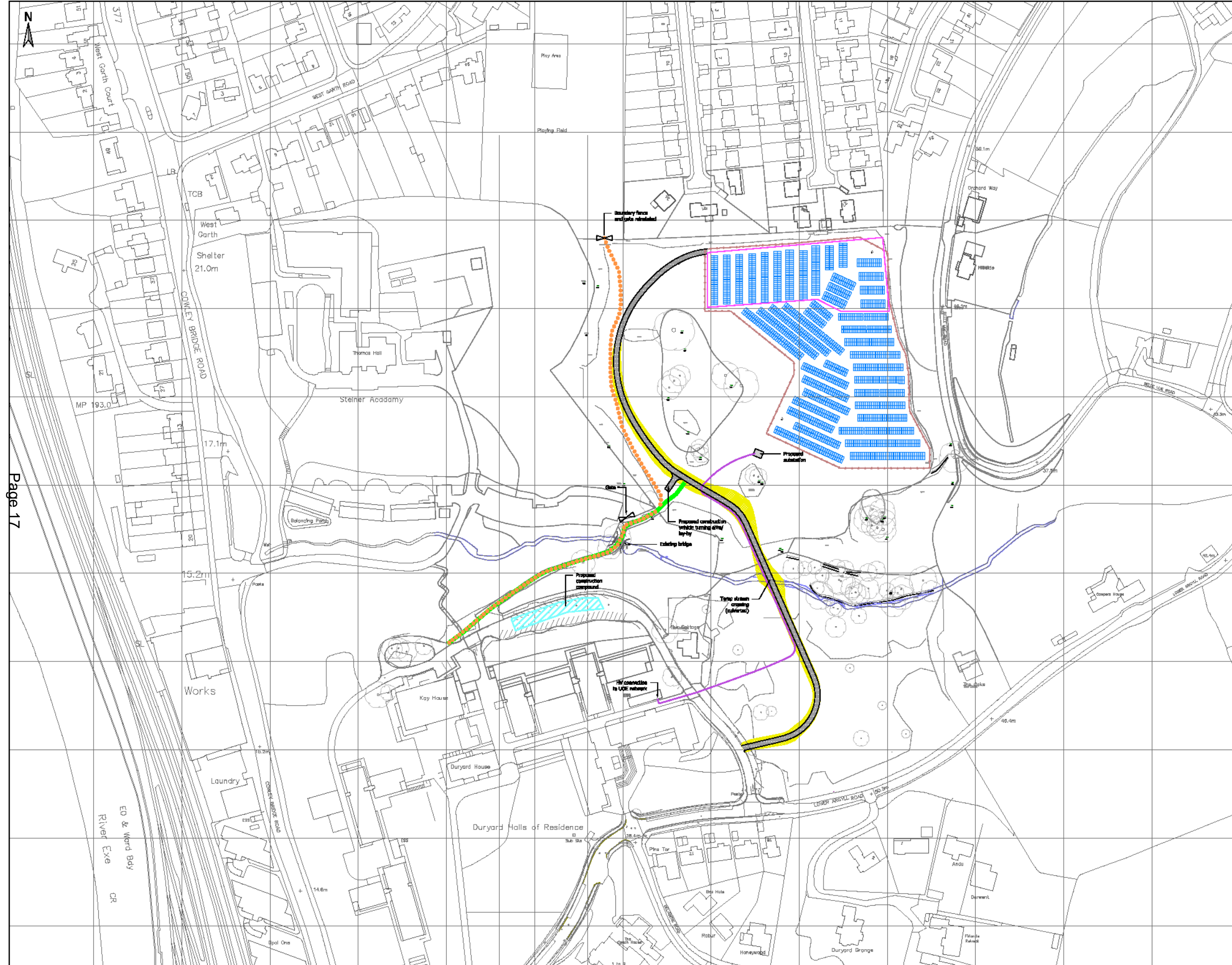
PHOTOS



PHOTOS



PHOTOS



- Legend**
- Proposed solar PV
 - Zone with proposed solar PV installed at 10°pitch
 - Proposed substation
 - Proposed temporary access route (cementitious materials/compacted gravel)
 - Proposed earthworks for temporary access route
 - Proposed cable route
 - Proposed construction compound location
 - Proposed maintenance access (existing track of stones between 2-2.5m wide)
 - Proposed permissive route (unpaved)
 - Proposed agricultural style stock fence (indicative location)

FOR PLANNING

POS	ACCESS TRACK ALIGNMENT (UPDATED)	30.03.2025	TP	PR	31
POS	DESIGNED FOR PLANNING	02.03.2025	TP	PR	31
POS			TP	PR	31

Document Control

Tetra Tech GmbH
 Tetra Tech GmbH
 5th Floor, Longcross Court,
 47 Newport Road, Cardiff,
 United Kingdom, CF24 0ND
 Tel: +44 (0)29 2062 8300
 www.tetratech.com



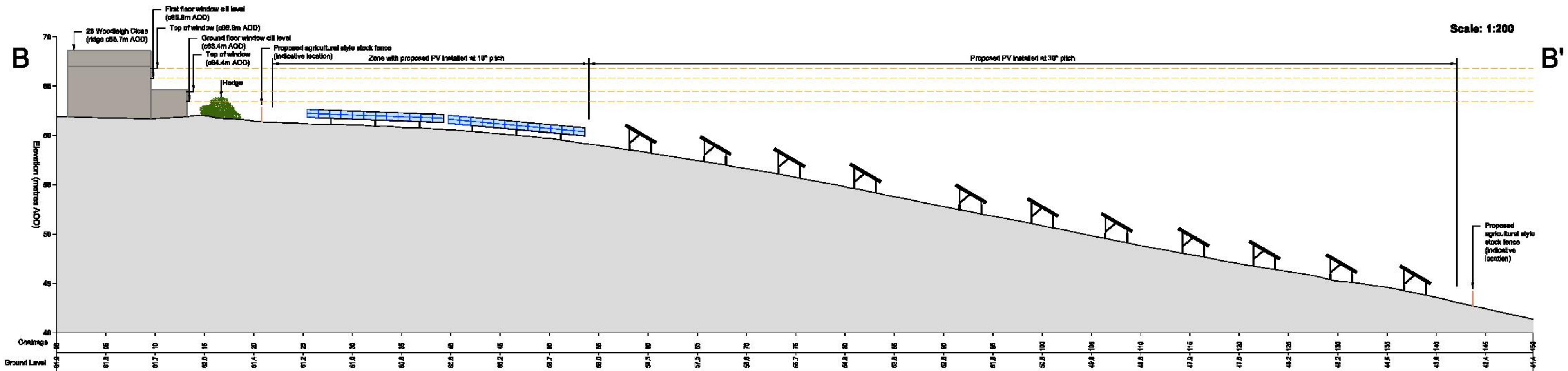
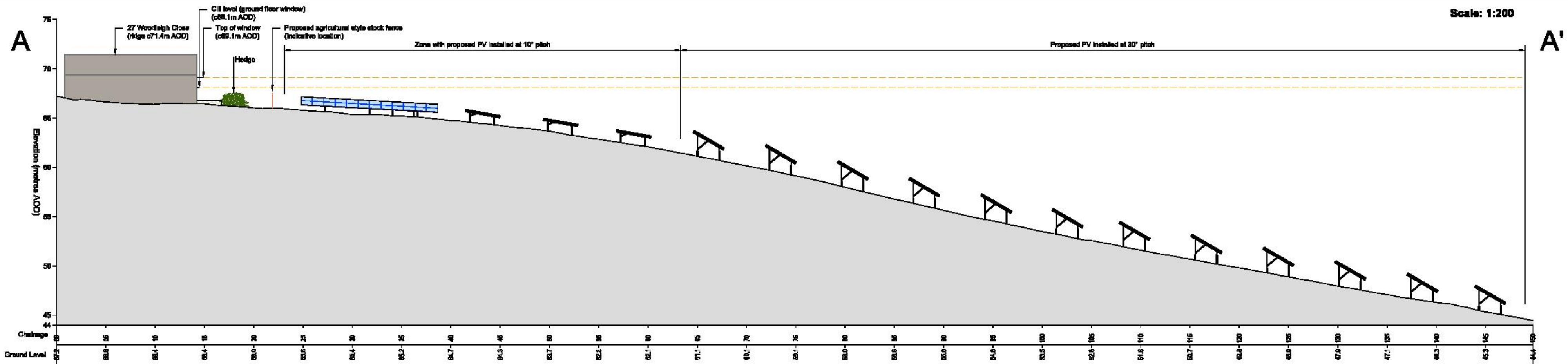
Client: UNIVERSITY OF EXETER

Project Name: DURYARD SOLAR PV

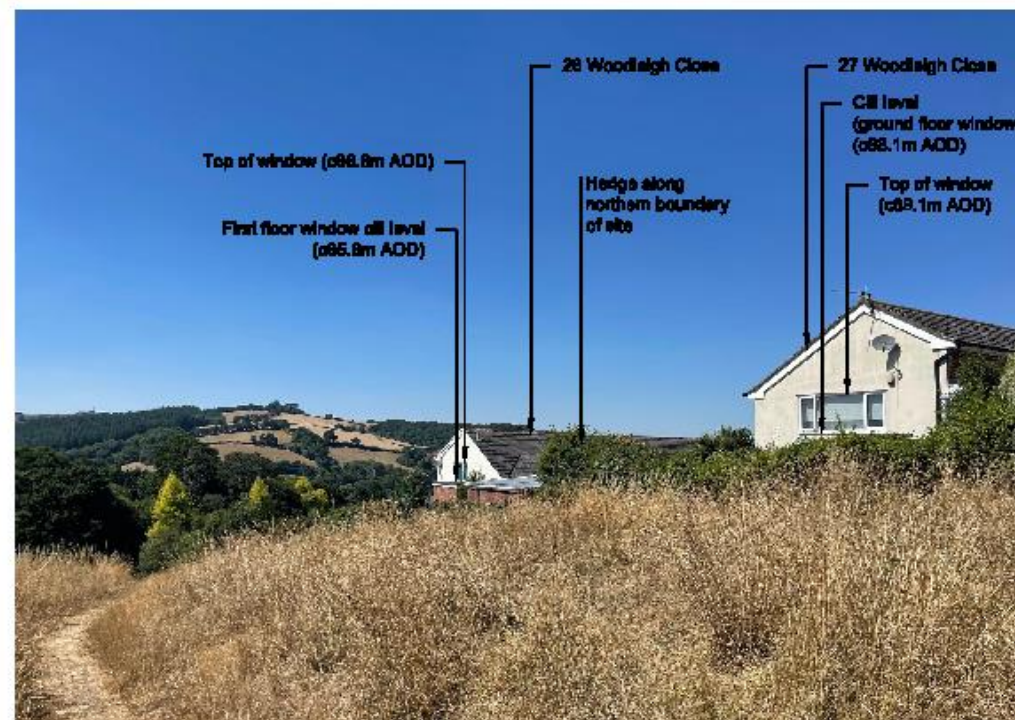
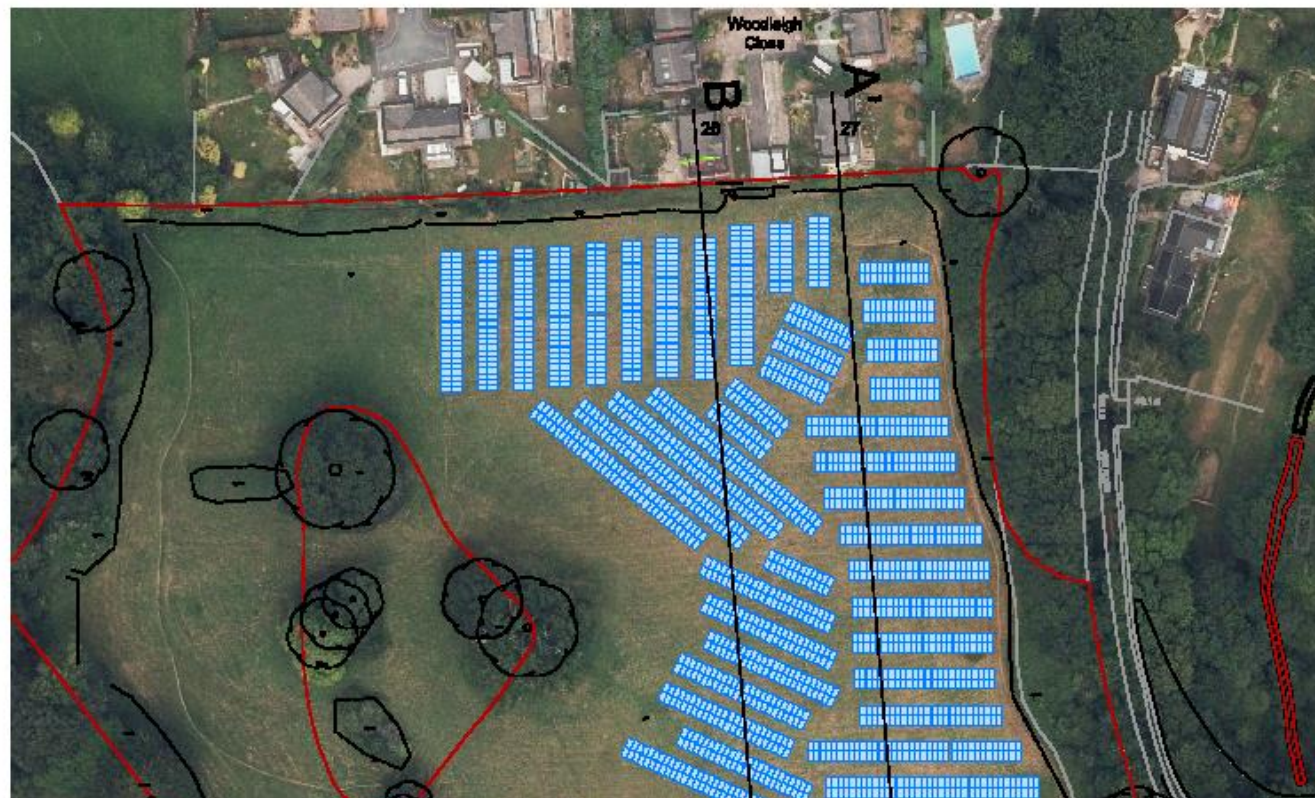
Sheet Title: SITE LAYOUT PLAN

Scale Reference: N/A

Site Layout



Page 18



Note
Sections are based on DEFRA LiDAR data (surveyed 2016 - 2022)

DRAFT ISSUE				
Rev	Description	Date	By	App'd
01	Issue for Review	22/03/2023	TP	EPK
02	Issue for Review	20/07/2023	TP	EPK

Issued by:
Tetra Tech Control

Issued by:
Tetra Tech Control
3th Floor, Langcove Court,
47 Newport Road, Cardiff,
United Kingdom, CF24 9AD
Tel: +44 (0)29 2062 9286
www.tetratetechnology.com

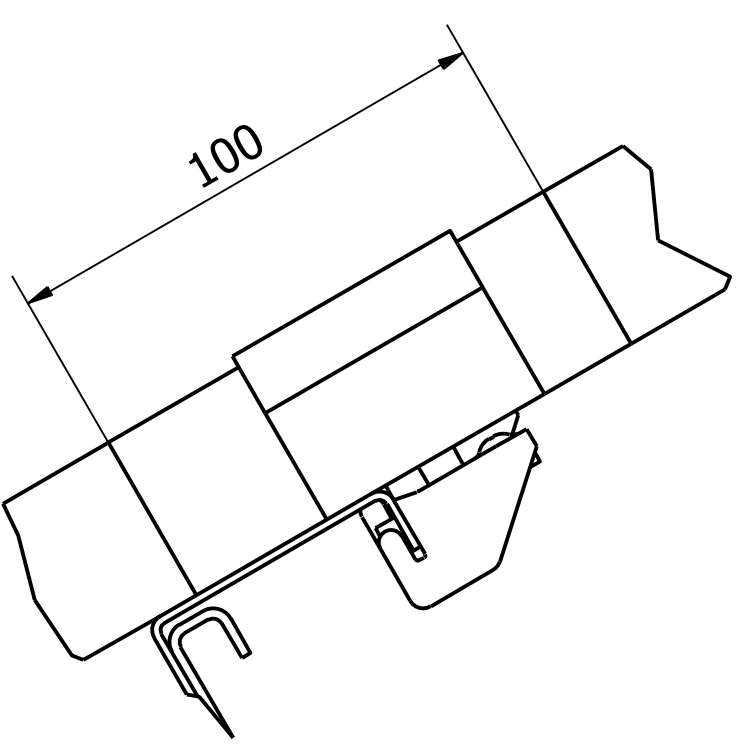
Client:
UNIVERSITY OF EXETER

Project Name:
DURYARD SOLAR PV

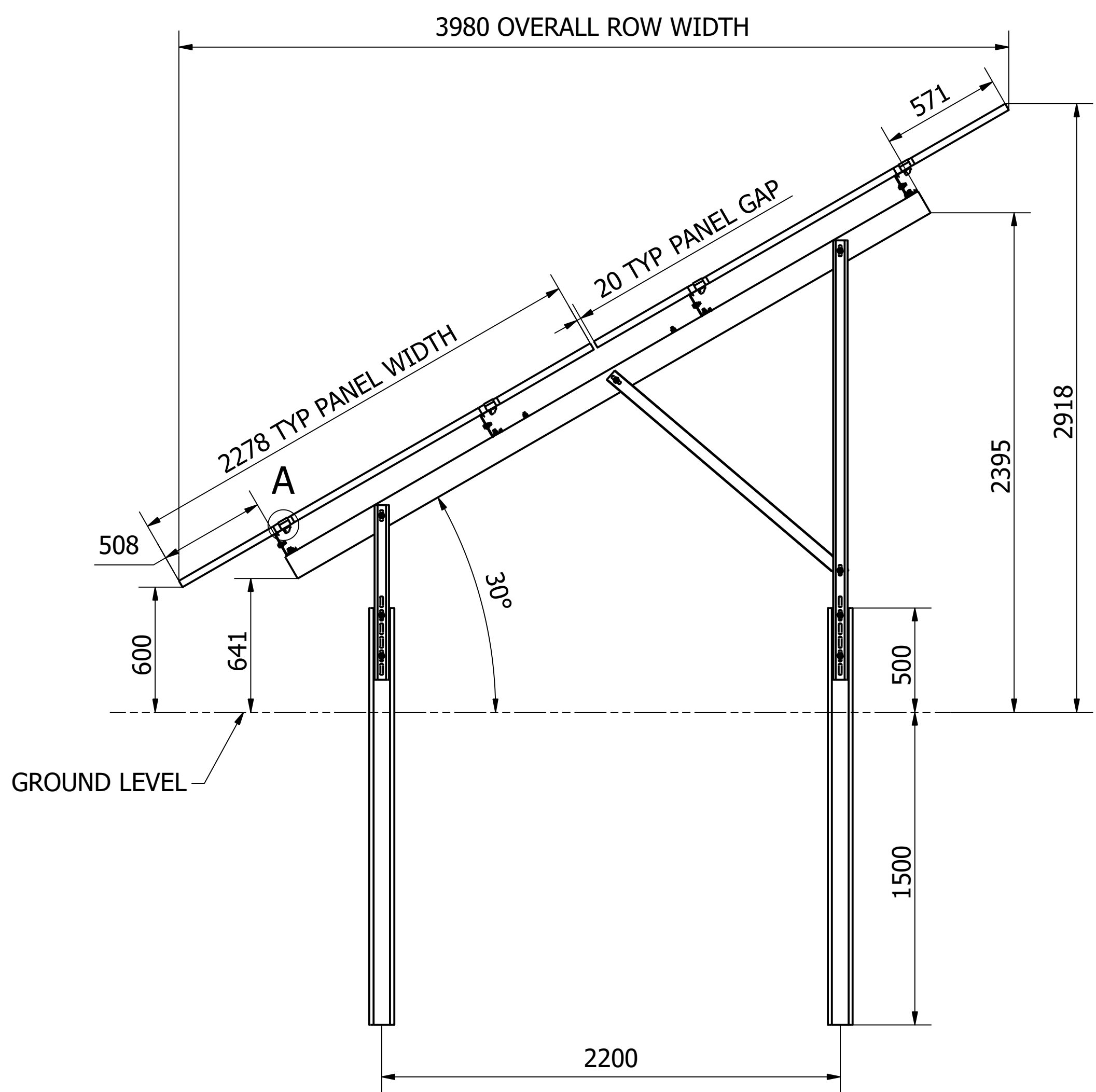
Sheet Title:
SITE SECTIONS

Field Address:
N/A

Site Sections



DETAIL VIEW A (1 : 2)
SHOWING CLAMPING ZONE
TYP ALL POSNS



Panel Spec:

- Panel Spec - JA Solar JAM72S30 530-555 MB

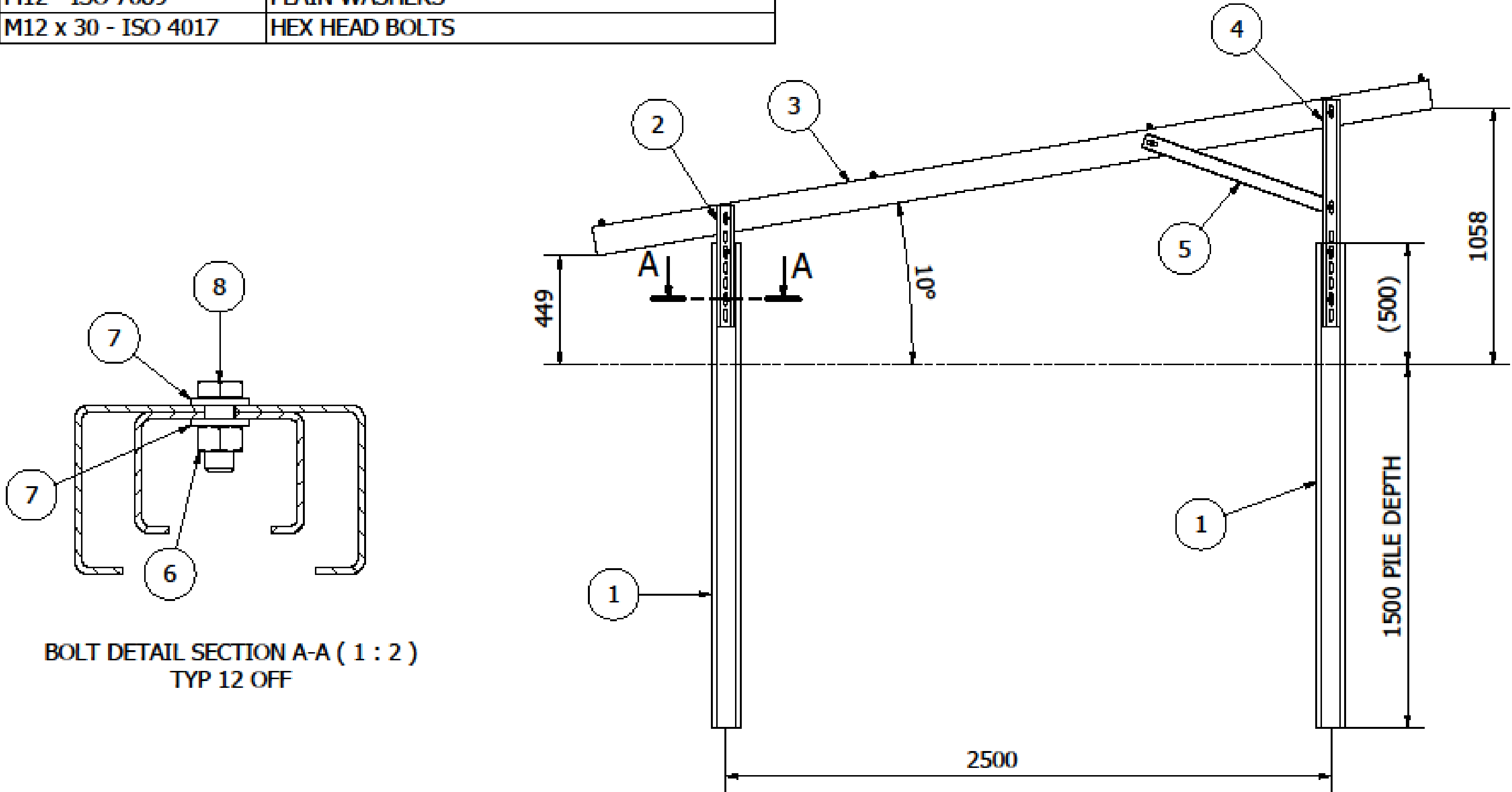
Panel Size - (L)2278 x (W)1134 x (D)35

Panel Clamping Zone - 520mm - 620mm
In accordance with JA Single glass Module
Installation Manual Version A 17


Flat Pattern Profile: <small>All Dimensions are in Millimetres For Drawing Requirements, Refer to W1-08.03.01 Design Manual Fabrication Structural Framework Designed I.A.W. EN 1991 1-3 Fabrication (U.O.S.): Linear ±2.0mm Angular ±1.0° Manufacturing Tolerances (U.O.S.): Linear 1.0 = 0.25mm 1.00 = 0.1mm Angular: 0.00 = 0.05mm ±1.0° Dimensions shown XXXX are true positions and U.O.S. have a Positional Tolerance of 0.1.0 Design Code: EN 1990:2002+A1, EN 1991-1-4:2005+A1, Parts 1, 3 & 7 (Eurocodes) Material: A6063-T6 all Sharp Edges A60 PARTS</small>		ECR No. 0	Description of Change: First drawing, initial issue	Date of Change: 20-05-2022	Drawn By: SWER	Checked By:
		Solarport Systems Ltd The Core, Gore Cross Business Park Bridpor Dorset DT6 3FH			Title: GM OVERALL ASSY W PANELS	
			Drawing No. 0915-PAA-002	Project No. P220915	Revision 1	

Construction Detail

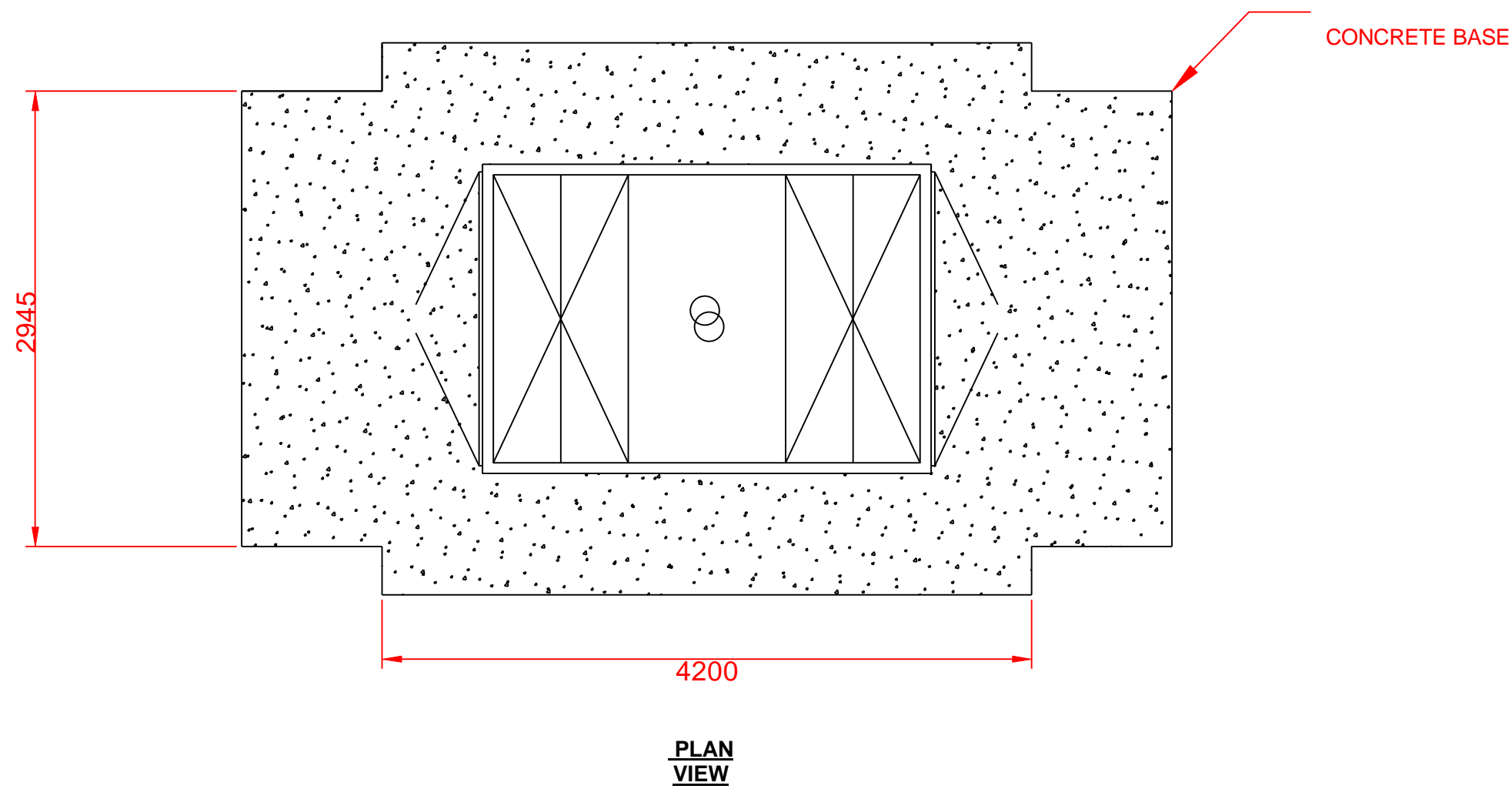
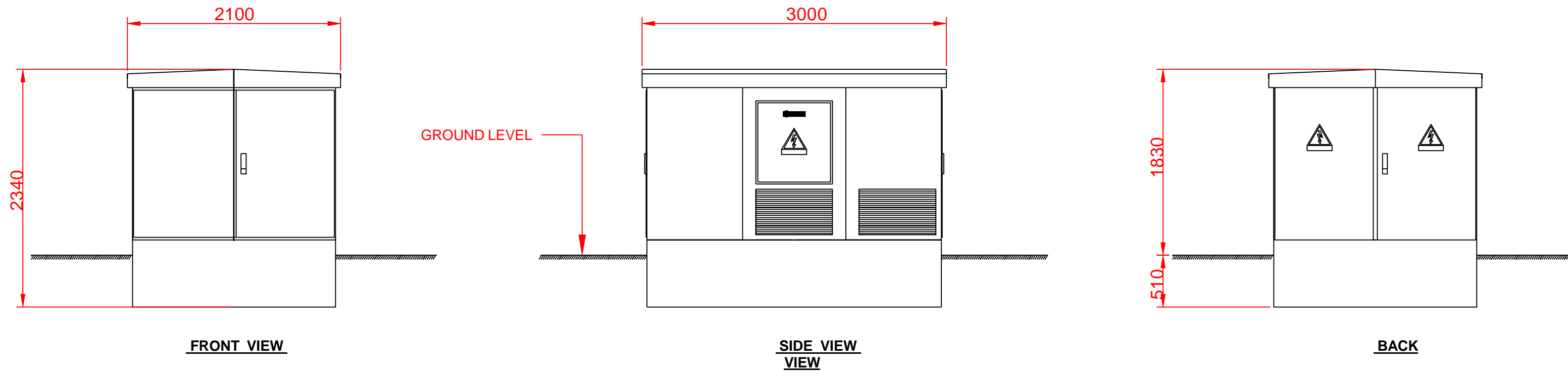
PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	0000-PIL-001	GM PILE 120x70x3 2000L
2	1	0915-FUP-002	GM FRONT UPRIGHT 70x50x3 500L
3	1	0915-RAF-003	GM RAFTER 120x50x2 3507L
4	1	0915-RUP-002	GM REAR UPRIGHT 70x50x3 941L
5	1	0915-UBR-002	GM UPRIGHT BRACE 60x35x2 849L
6	12	M12 - ISO 4032	HEX NUT
7	24	M12 - ISO 7089	PLAIN WASHERS
8	12	M12 x 30 - ISO 4017	HEX HEAD BOLTS



BOLT DETAIL SECTION A-A (1 : 2)
TYP 12 OFF

Flat Pattern Profile: <small>All dimensions are in Millimetres For Drawing Requirements, Refer to 90-000001 Design Manual Fabrication Structural Parameters Checked (S.A.R. 09 2001-1-4-2009-04) Thickness (S.O.S.) 1mm A3.0mm Angle 40.0° Manufacture Thickness (S.O.S.) Material Length A3.0mm Hole & Slot (Size and positioning) 40.0mm Angle 40.0° Design Code: 09 2001-0001-04, 09 2001-1-4-2009-04, Parts 1, 3 & 7 (Not visible) Colour and Break-off Sharp Edges IF IN DOUBT, ASK!</small>		ECR No. 1232	Description of Change: First drawing, initial issue	Date of Change: 18/07/2022	Drawn By: SWER	Checked By: WHD
				Title: GM UPRIGHT ASSY 2inP TWIN PILE		
Material: As per...		Solarport Systems Ltd The Core, Gore Cross Business Park Bridport Dorset DT6 3PH		Drawing No. 0915-UPA-003	Project No. P220915	Revision 1

Construction Detail



NOTES

REVISIONS
FIRST ISSUE

project
UOE - DURYARD GMPV

title
SUBSTATION PLAN AND ELEVATION



ZLC Energy Ltd
Unit Zero Heathlands Road
Liskeard PL14 4DH
T: 01726 390390
E: info@zlcenergy.co.uk

zlc energy
ZERO LOW CARBON

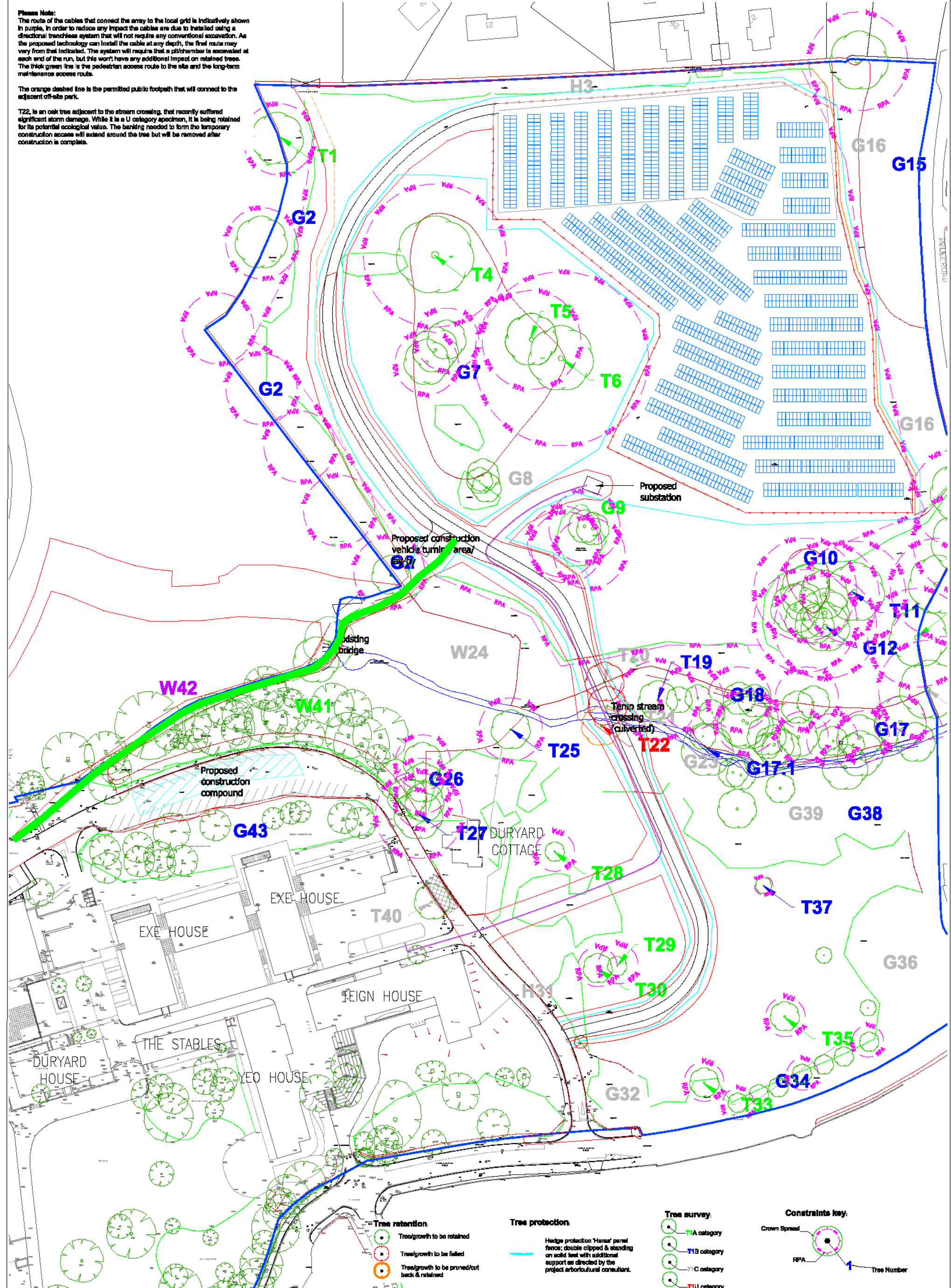
DRAWN REG DATE 09/02/2023

SCALE 1:50

DRG No. ZLC-DURYARD-SUB-01 / REV
A1

Substation

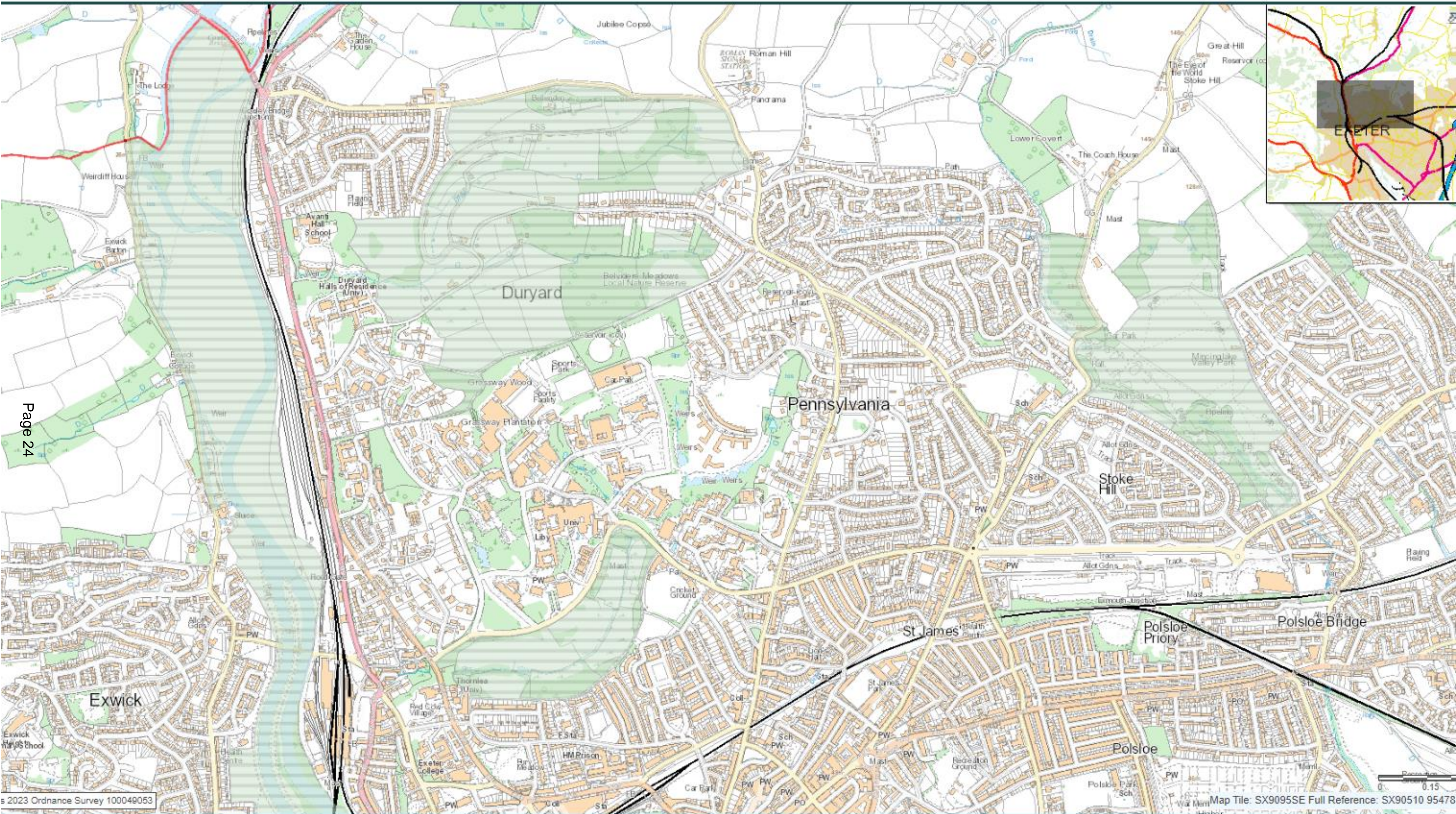
Please Note:
 The route of the cables that connect the array to the local grid is indicatively shown in purple. In order to reduce any impact the cables are due to be installed using a directional trenchless system that will not require any conventional excavation. As the proposed technology can install the cable at any depth, the final route may vary from that indicated. The system will require that a pit/chamber is excavated at each end of the run, but this won't have any additional impact on retained trees. The thick green line is the pedestrian access route to the site and the long-term maintenance access route.
 The orange dashed line is the permitted public footpath that will connect to the adjacent off-site park.
 T22 is an oak tree adjacent to the stream crossing, that recently suffered significant storm damage. While it is a U category specimen, it is being retained for its potential ecological value. The banking needed to form the temporary construction access will extend around the tree but will be removed after construction is complete.



Tree Survey



Landscape and Biodiversity Enhancements



Landscape Setting

- Principle of development
- Scale, design, and appearance
- Impact on residential amenity
- Wildlife, Ecology and Biodiversity
- Access

Conclusions

The harms identified through landscape impact on the setting of the city and the rural character and appearance of the Duryard valley park mean that the scheme conflicts with policy L1 and LS1 of the Exeter Local Plan 1st Review.

However very substantial weight is given to the benefits of the scheme in terms of renewable energy generation, and hence it is considered that it does comply with policy EN6.

On balance it is therefore concluded that the benefits of the scheme in terms of renewable energy generation outweigh the visual and landscape harm, and the harm to the Duryard Valley Park, and the proposal is therefore considered to be in conformity with the development plan taken as a whole.

Recommendation

APPROVE subject to conditions

RECOMMENDATION