

PLANNING - PRESENTATION

Date: Monday 25 March 2024
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 Pierre Doutreligne, Democratic Services Officer (Committees) on 01392 265486.

Entry to the Civic Centre can be gained through the rear entrance, located at the back of the Customer Service Centre, Paris Street.

Membership -

Councillors Knott (Chair), Asvachin (Deputy Chair), Begley, Bennett, Jobson, Ketchin, Miller, Mitchell, M, Patrick, Sheridan, Vizard, Wardle, Warwick and Williams, M

Agenda

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

5 Planning Application No. 22-1548-FUL Exeland House, Tudor Street, Exeter, EX4 3BR

To consider the report of the City Development Manager.

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46)

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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Exeter City Council
Planning Committee
25 March 2024



Application 22/1548/FUL

Site: Exeland House, Tudor Street

Applicant: Bennik Developments Limited

Proposal: Renovation, conversion, extension and change of use Exeland House from retail unit and office to form a co-living scheme

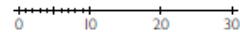
Case Officer: Roger Clotworthy

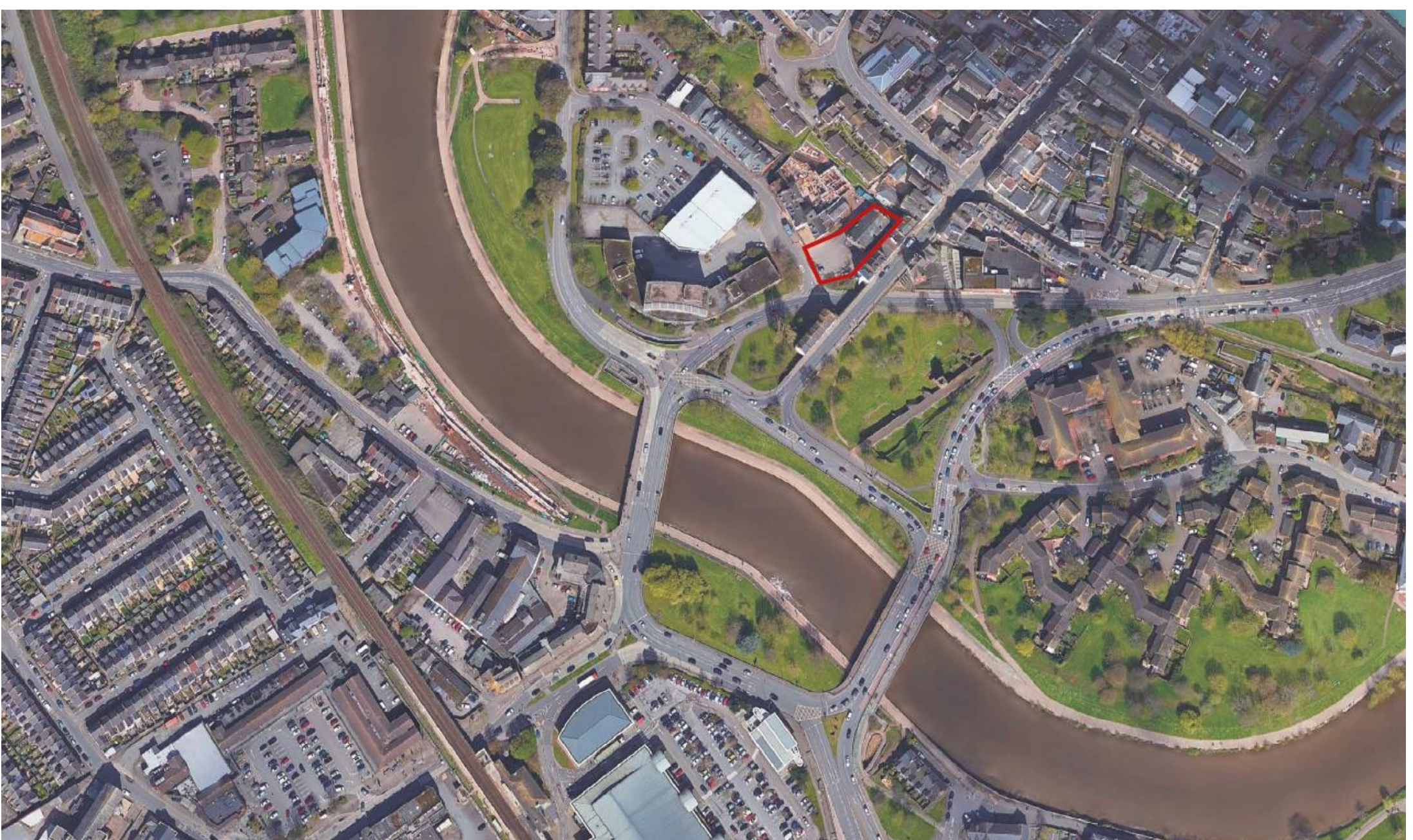
SITE LOCATION PLAN



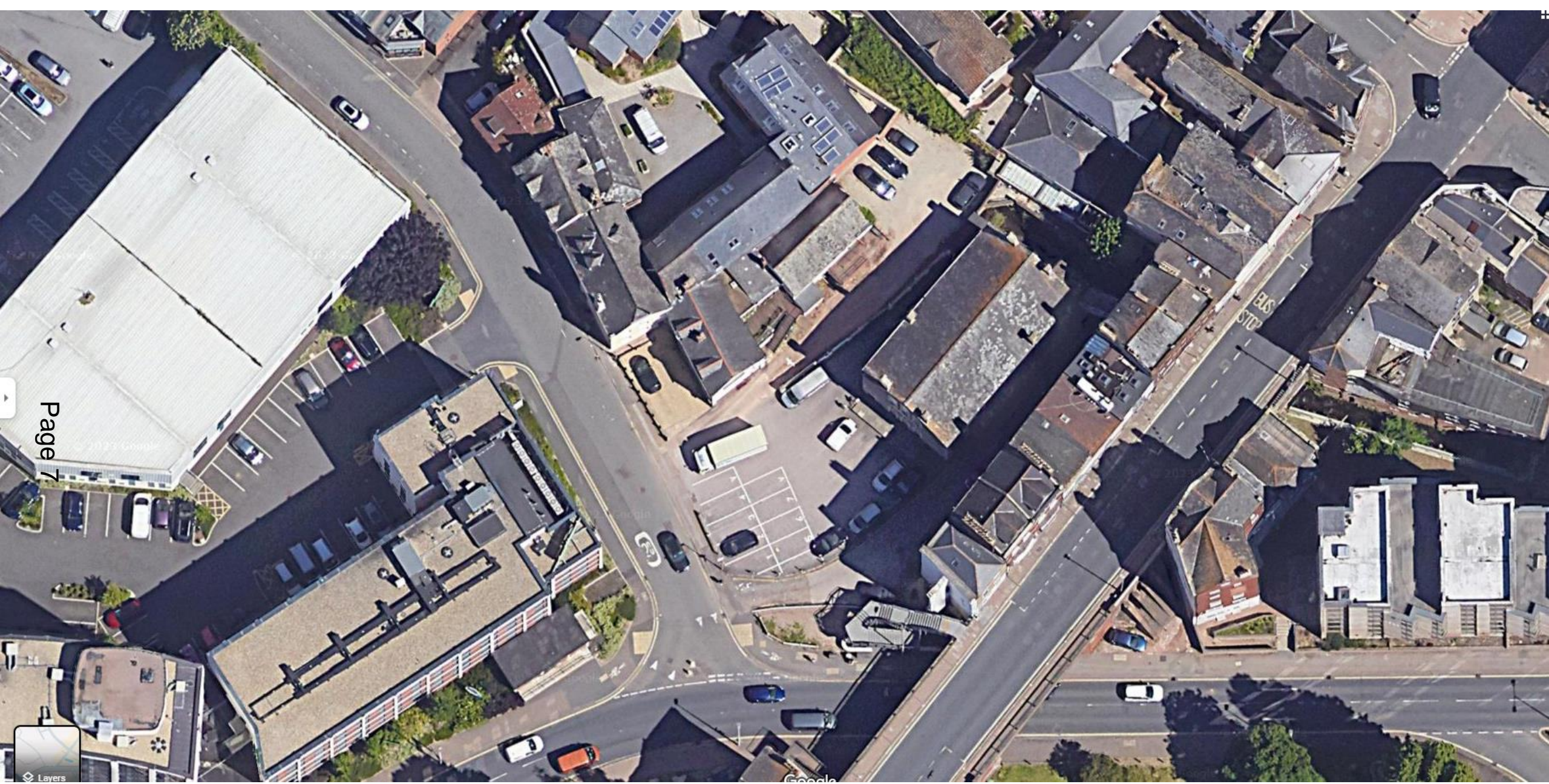
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Block Plan
Scale 1:500 @ A1





SITE LOCATION



AERIAL VIEW



FROG STREET
VIEW

VIEW FROM
TUDOR
STREET





SHOWER ENCLOSURES
SANITARY WARE
BATHTUBS & TAPS
PLUMBING SUPPLIES
& SPARES

PLUMB-IN
BATHROOM & SHOWER SHOWROOM



PLUMB-IN CUSTOMER SERVICE FINDER IN MARKET PLUMB-IN BRANCHES ONLY

TUDOR STREET

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VIEW FROM
NEW BRIDGE
STREET

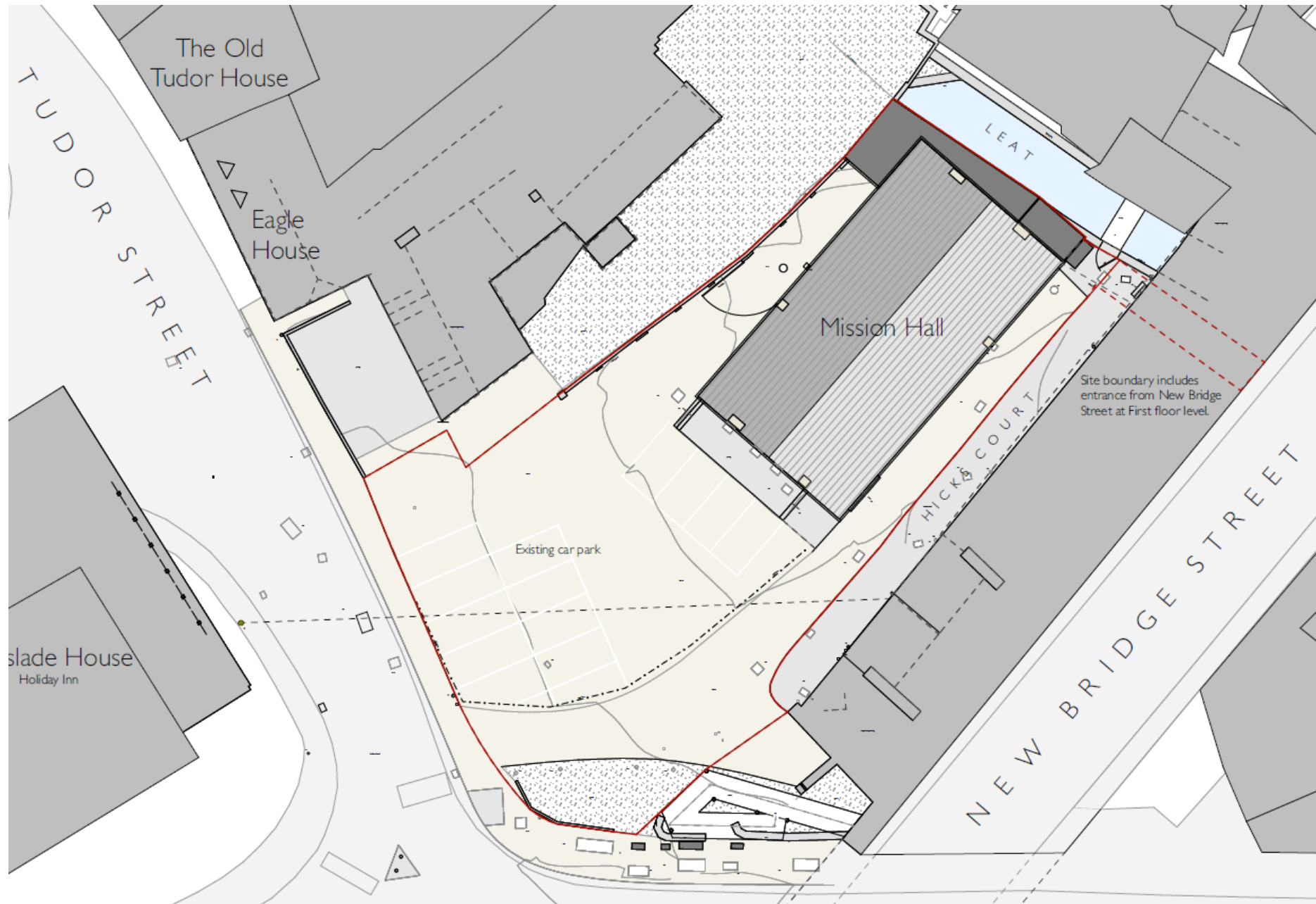




ENTRANCE
FROM NEW
BRIDGE
STREET

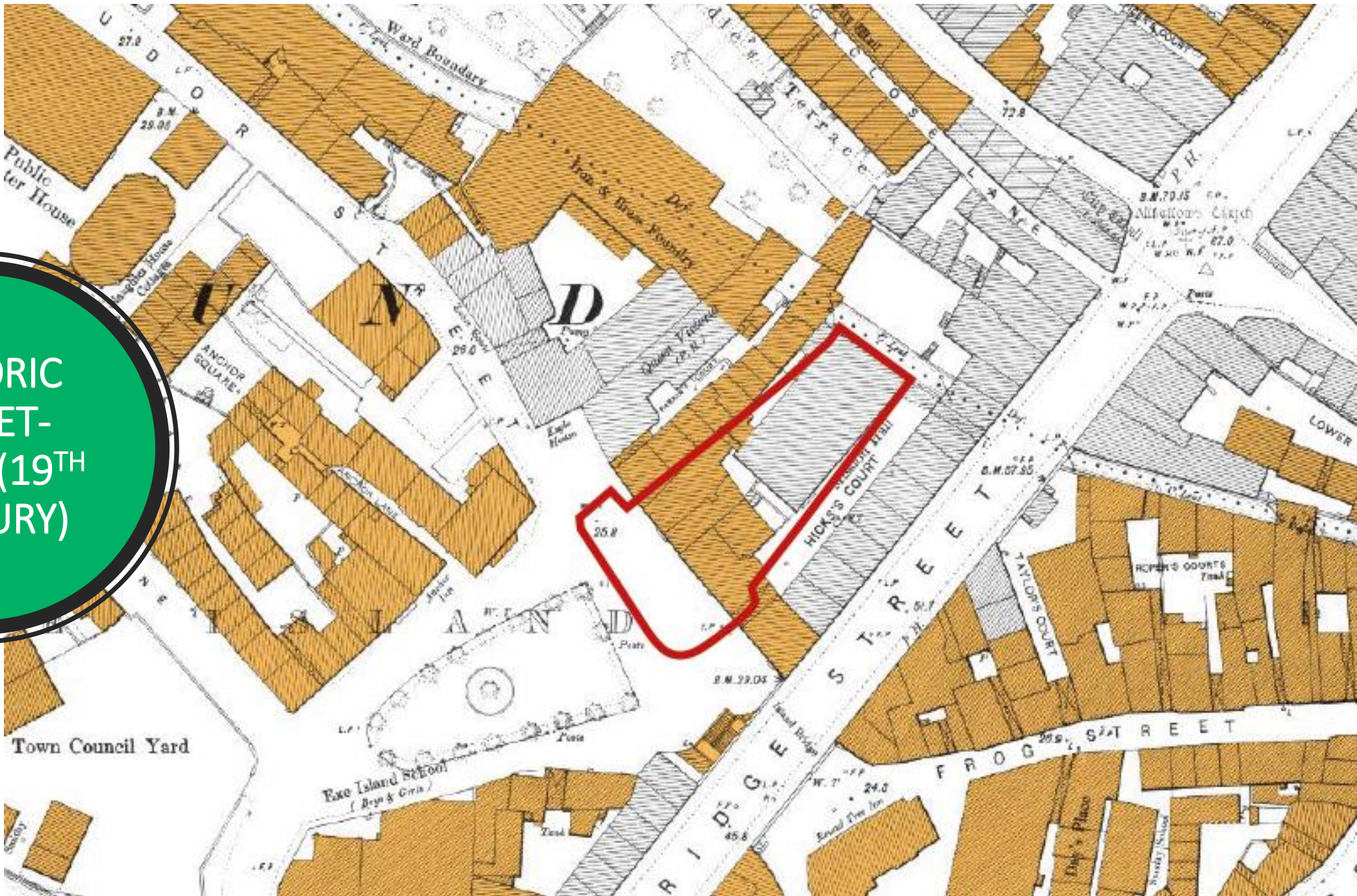


HICKS COURT
AND
COFFINS
WAY



EXISTING SITE PLAN

HISTORIC STREET-SCAPE (19TH CENTURY)



HISTORIC
STREET-
SCAPE (19TH
CENTURY)

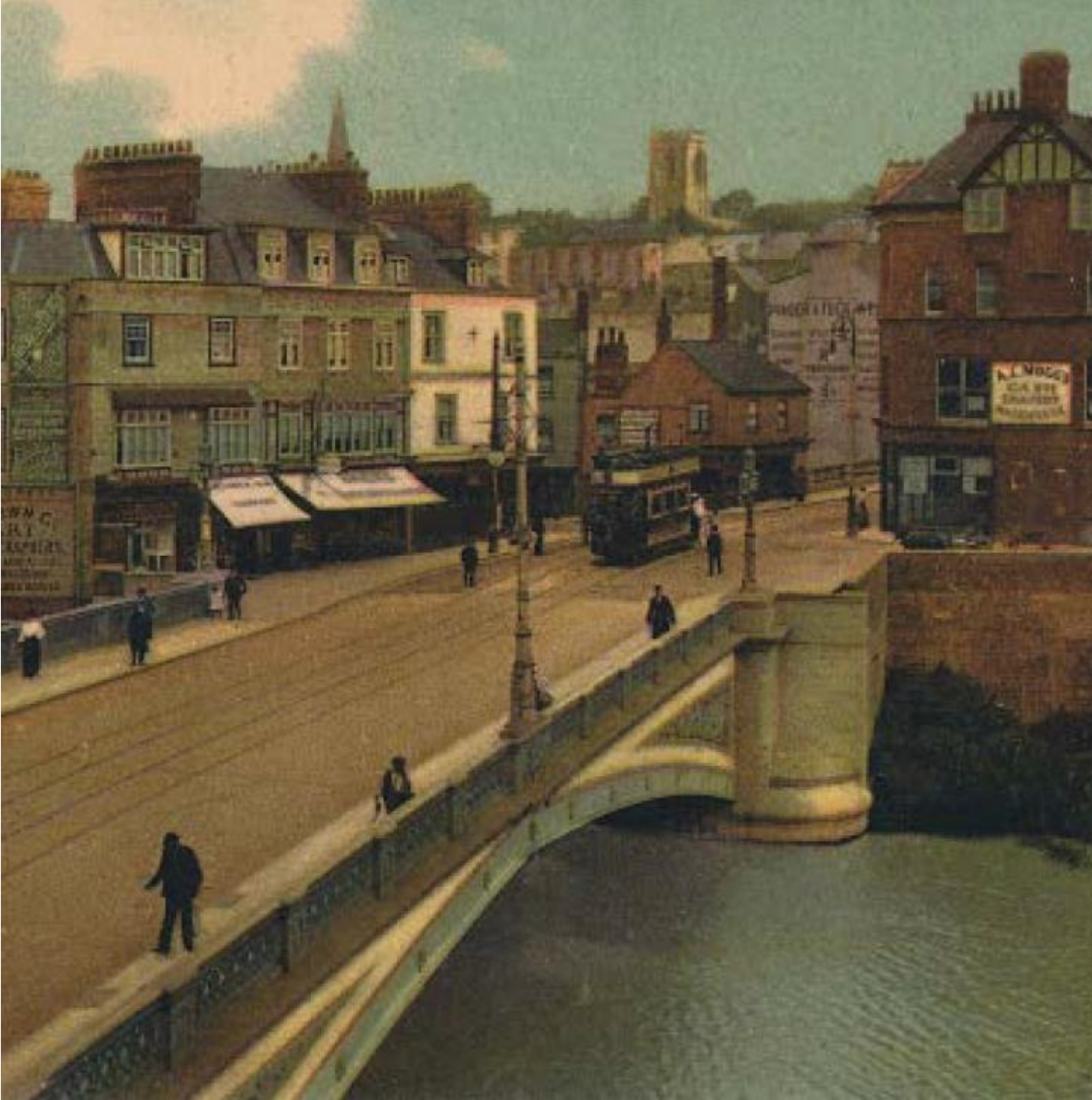


BEFORE
INNER RING
ROAD



NEW BRIDGE
STREET
ENTRANCE





WIDER SITE -
HISTORIC
VIEW FROM
RIVER EXE



ISOMETRIC VIEW



Windows and
Black aluminum
Black painted
Timber louver
Brick and stone
Metal screen

Proposed South East (Side) Elevation
Scale 1:100 @A1

SOUTH-EAST SIDE ELEVATION



Client:

Bennik Developments Limited

Proposed North West (Side) Elevation
Scale 1:100 @A1

NORTH-WEST SIDE ELEVATION



Proposed South West (Front) Elevation

Scale 1:100 @ A1



Proposed North East (Rear) Elevation
Scale 1:100 @A1



PROPOSED SITE PLAN



PROPOSED SITE PLAN



Tudor House

Eagle House

TUDOR STREET

FROG STREET

NEW
BRIDGE
STREET

Proposed Tudor Street
Street Elevation
Scale 1:200 @ A1

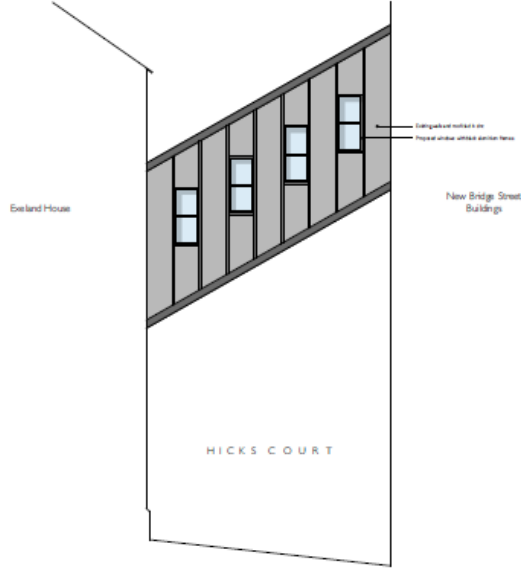
TUDOR STREET ELEVATION



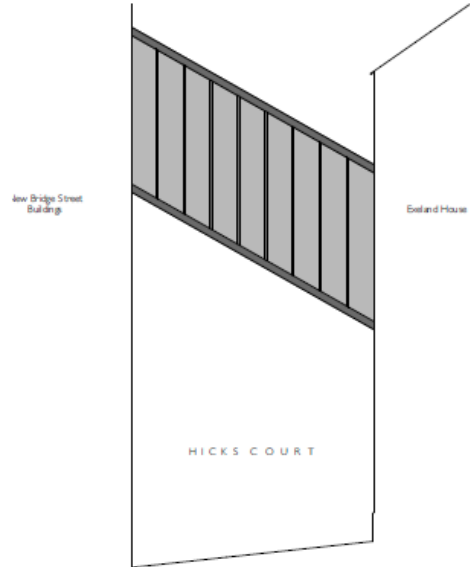
Proposed Frog Street
Street Elevation
Scale 1:200 @A1

FROG STREET ELEVATION

Proposed Coffins Way
South Elevation
Scale 1:50 @ A1



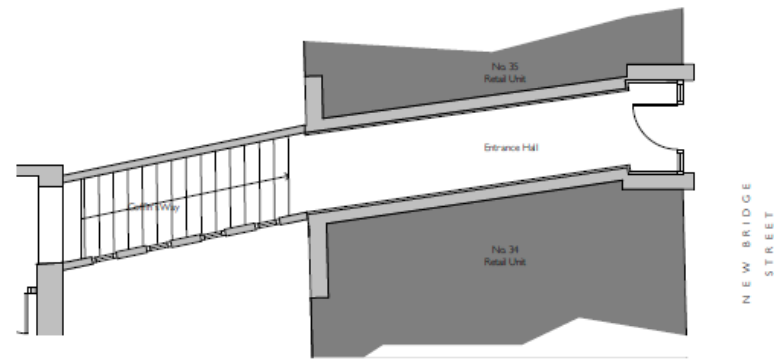
Proposed Coffins Way
North Elevation
Scale 1:50 @ A1



Client: Bennis Developments Limited
Project: Mission Hall, Tudor Street Exeter
Drawing Title: Proposed New Bridge Street Entrance and Coffins Way (Plans and Elevations)
Drawing No: 2080_PL_14
Revision:
Date: August 2023

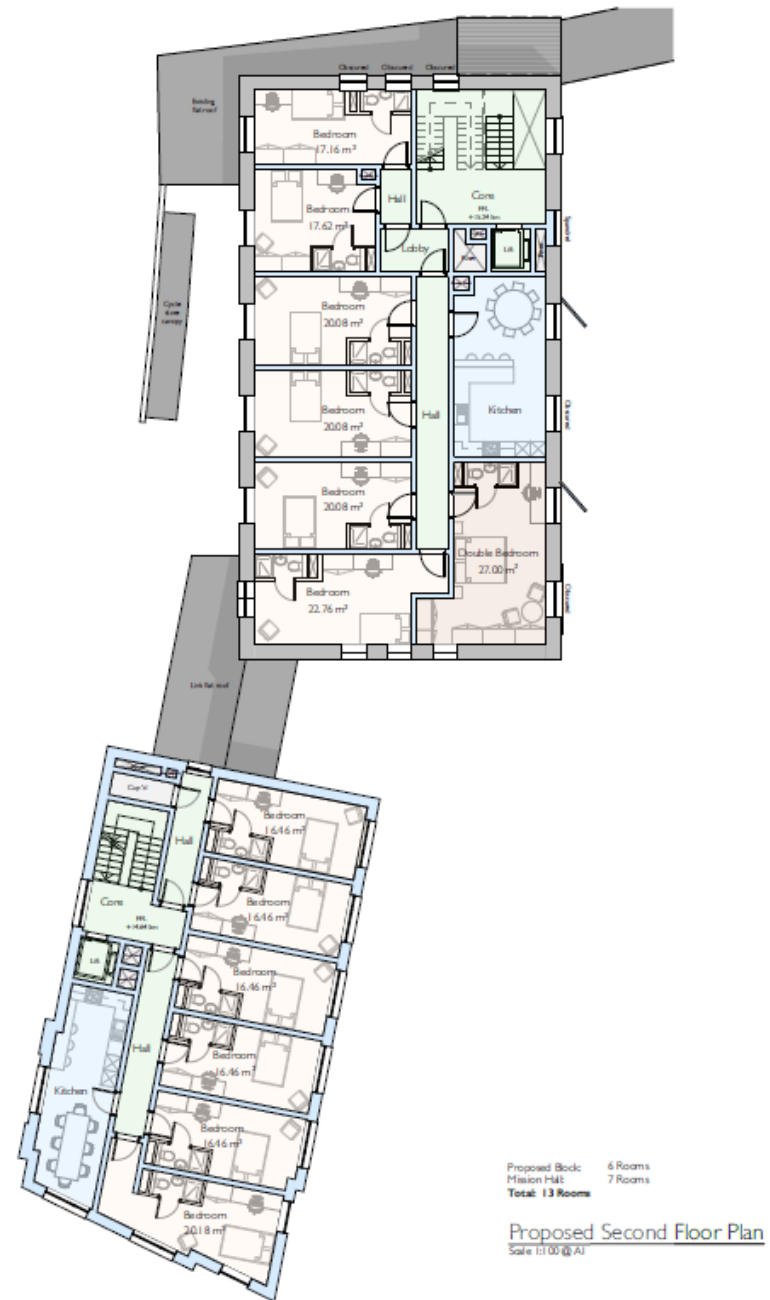
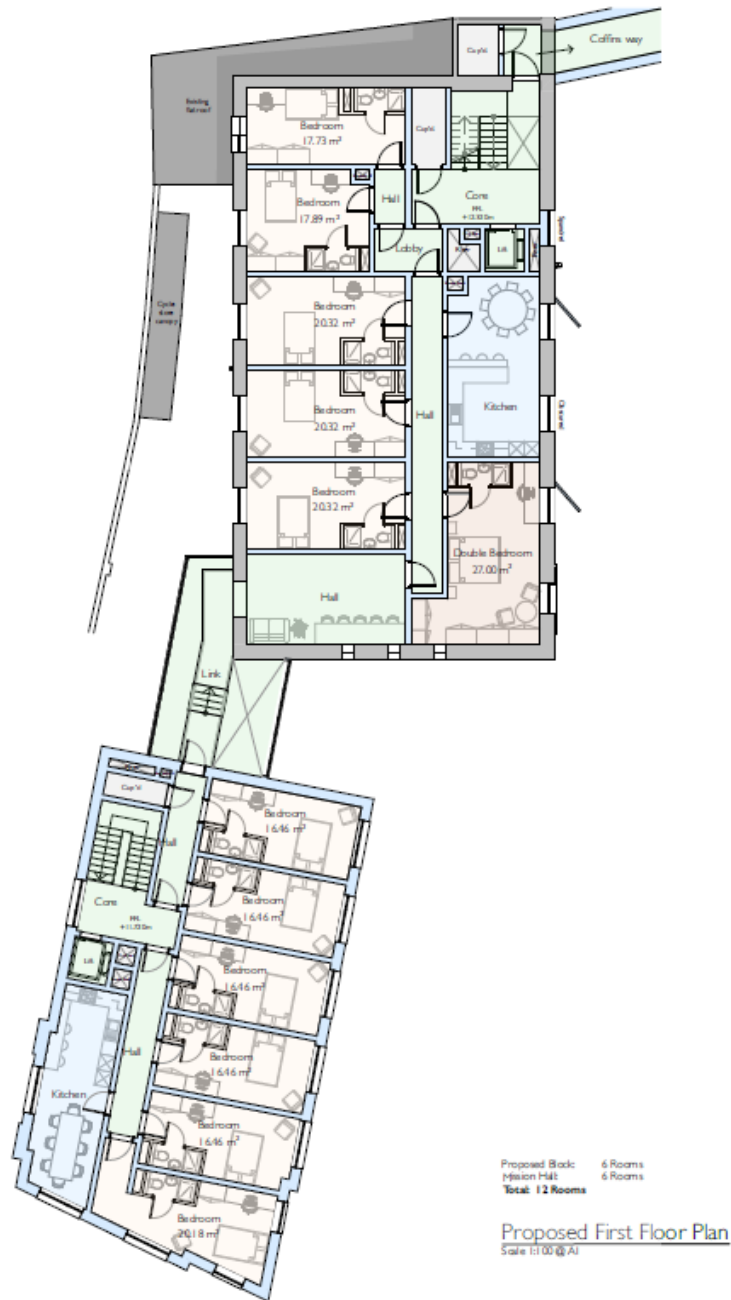


Existing New Bridge Street Elevation
Scale 1:50 @ A1

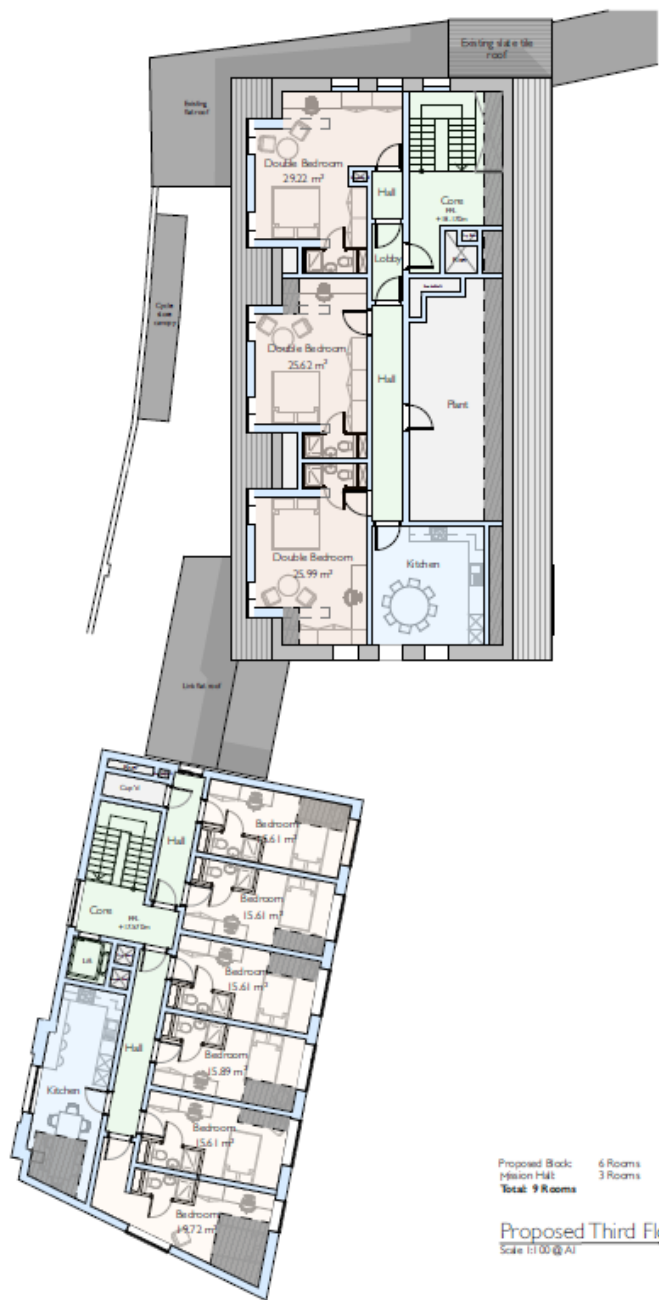


Proposed New Bridge Street and Coffins Way
Entrance Floor Plan
Scale 1:50 @ A1

NEW BRIDGE STREET ENTRANCE

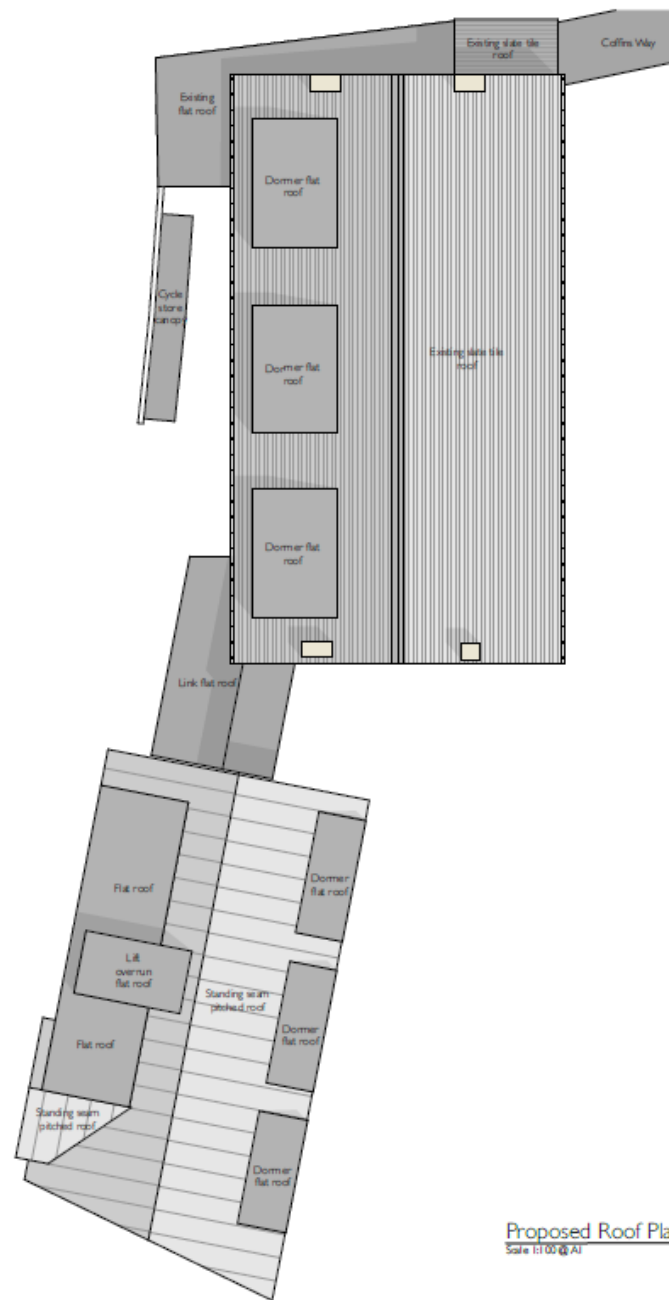


PROPOSED FIRST AND SECOND FLOOR PLANS



Proposed Block: 6 Rooms
Mission Hill: 3 Rooms
Total: 9 Rooms

Proposed Third Floor Plan
Scale 1:100 @ A1

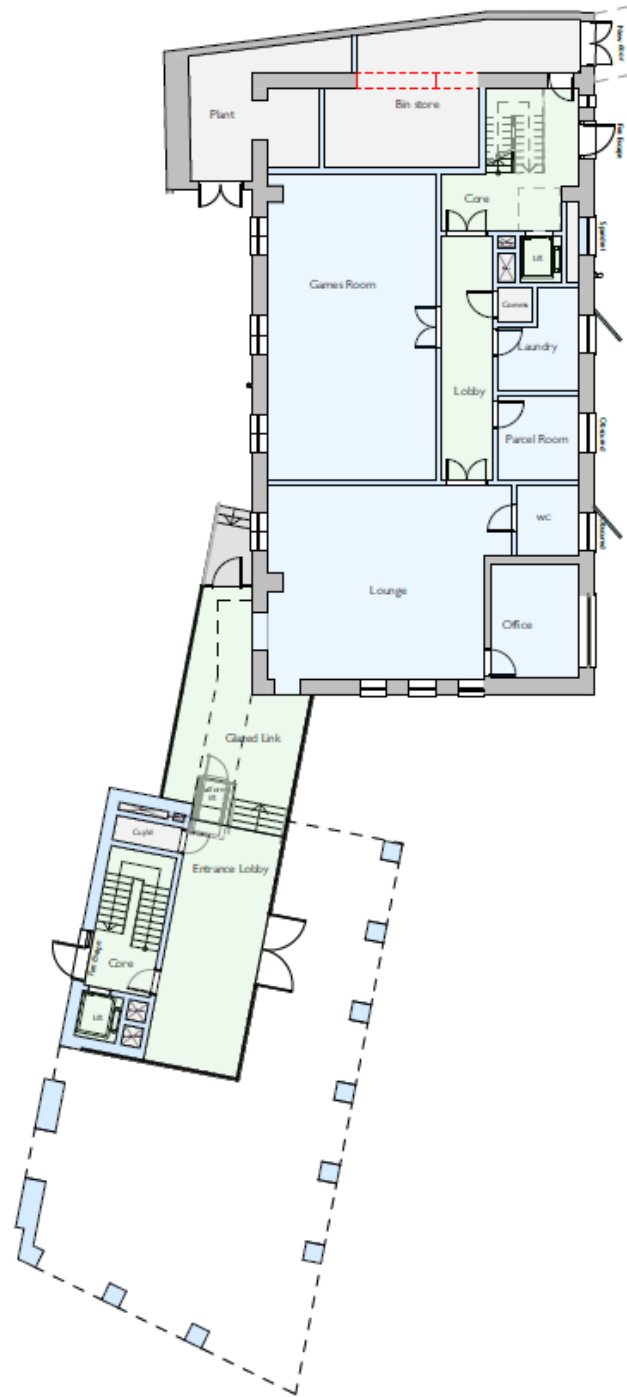


Proposed Roof Plan
Scale 1:100 @ A1

PROPOSED THIRD FLOOR PLAN

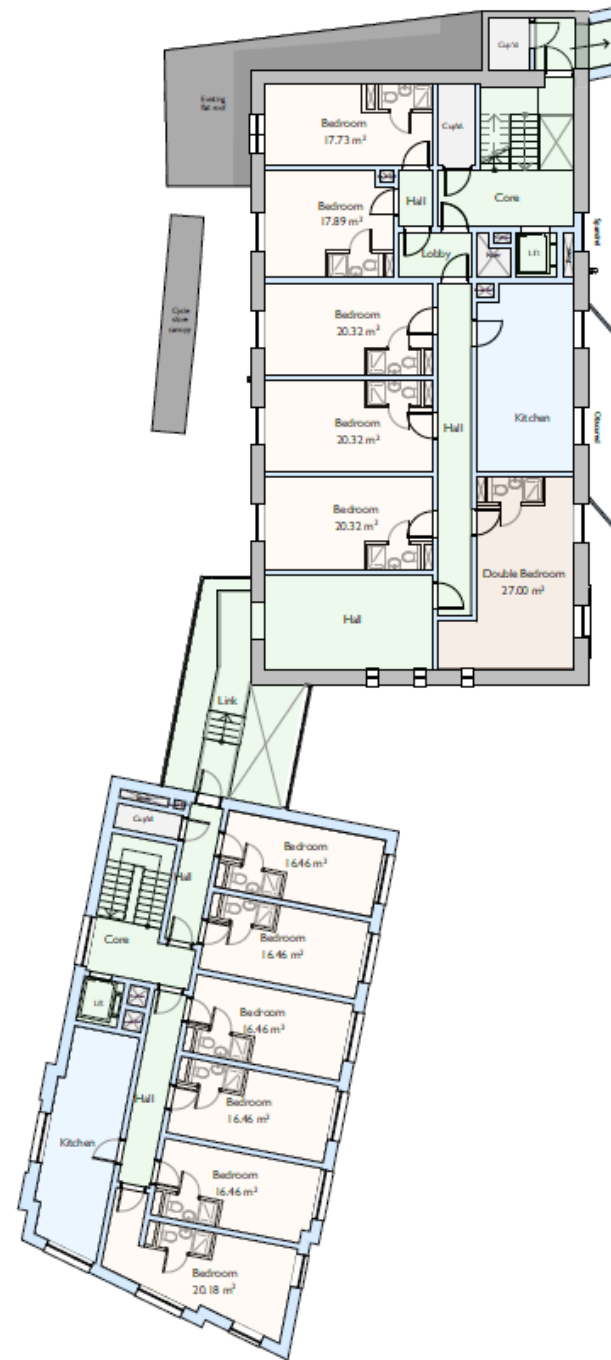
PROPOSED GROUND FLOOR PLAN

- **Lobby**
- **Games Room**
- **Lounge**
- **Bin store**
- **Plant**
- **Laundry**
- **Parcel Room**
- **Office**



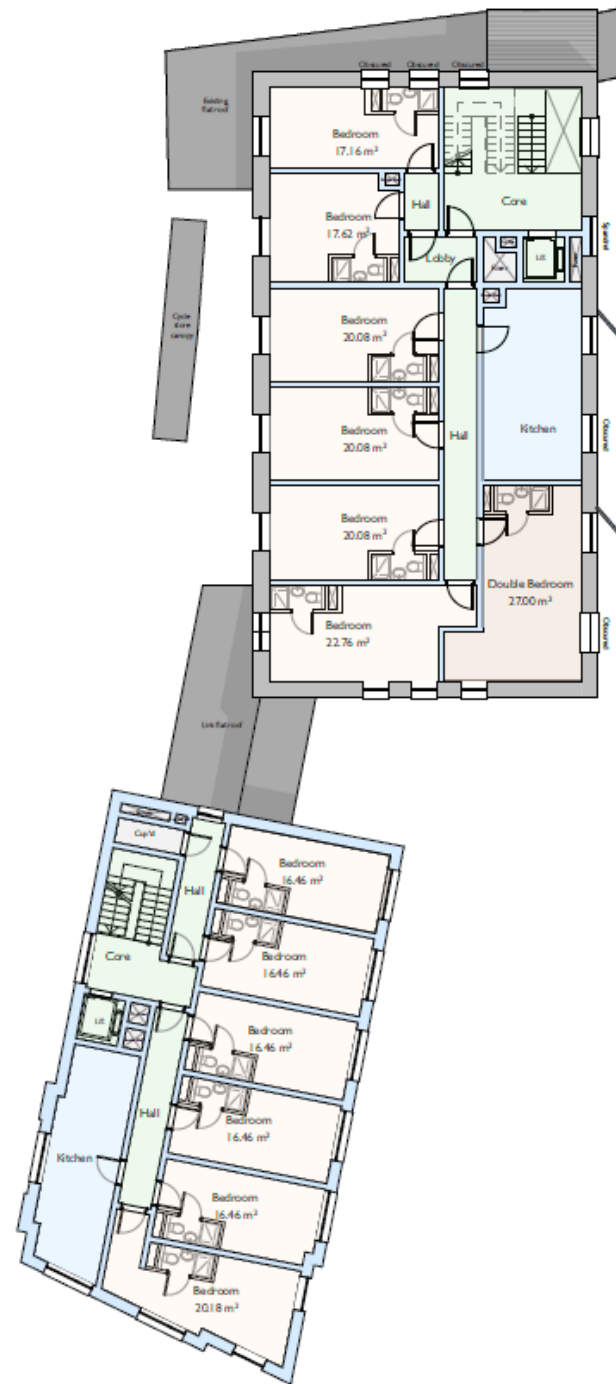
PROPOSED FIRST FLOOR PLAN

- **Bedrooms (12)**
- **Kitchens (2)**



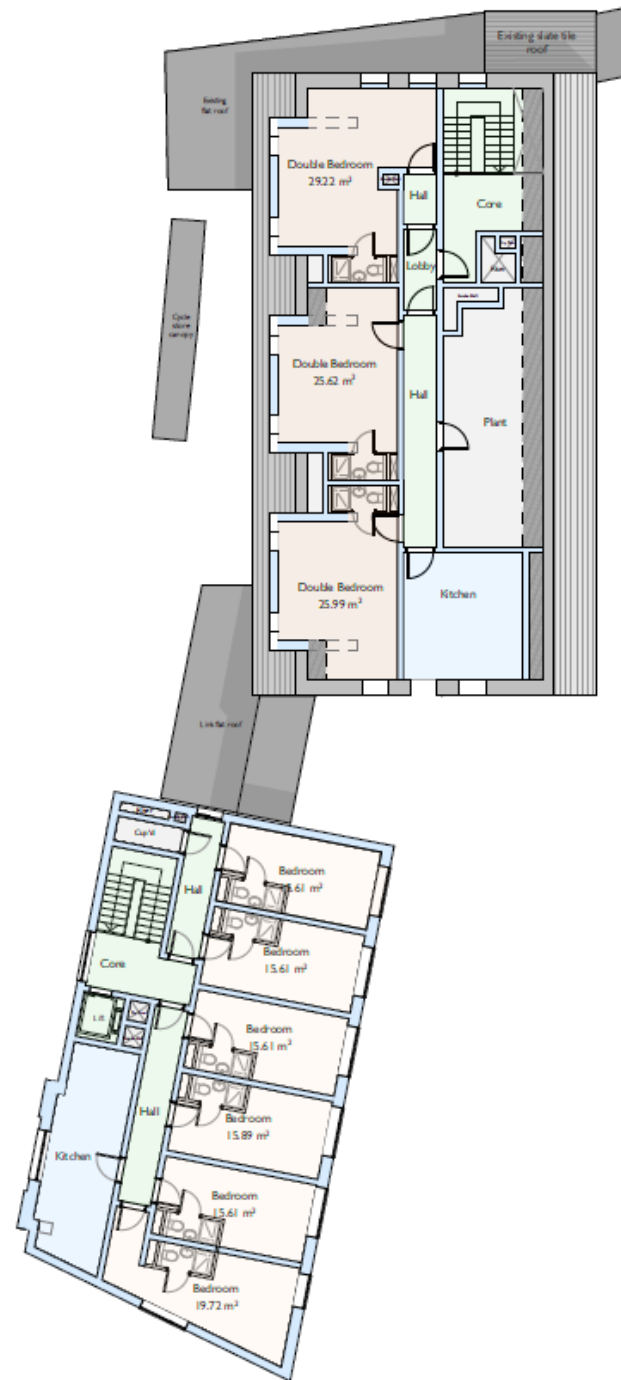
PROPOSED SECOND FLOOR PLAN

- Bedrooms (13)
- Kitchens (2)



PROPOSED THIRD FLOOR PLAN

- **Bedrooms (9)**
- **Kitchens (2)**
- **Plant**





NEW BRIDGE STREET ILLUSTRATIVE VIEW



FROG STREET ILLUSTRATIVE VIEW



TUDOR STREET ILLUSTRATIVE VIEW

- Flooding
- Amenity – neighbours
- Amenity – occupants
- Parking – cycles
- Parking – disabled
- Heritage
- Design
- Sustainability
- Community safety

- Withdrawal of the Environment Agency Objection
- Communication from Neighbouring Site Owner



SHOWER ENCLOSURES
SANITARY WARE
BATHTUBS & TAPS
PLUMBING SUPPLIES
& SPARES

PLUMB-IN

BATHROOM & SHOWER SHOWROOM

PLUMB-IN CUSTOMER SERVICE FINDER IN MARKET PLUMB-IN BRANCHES ONLY



bigwave
hair & beauty

PLUMB-IN

beauty

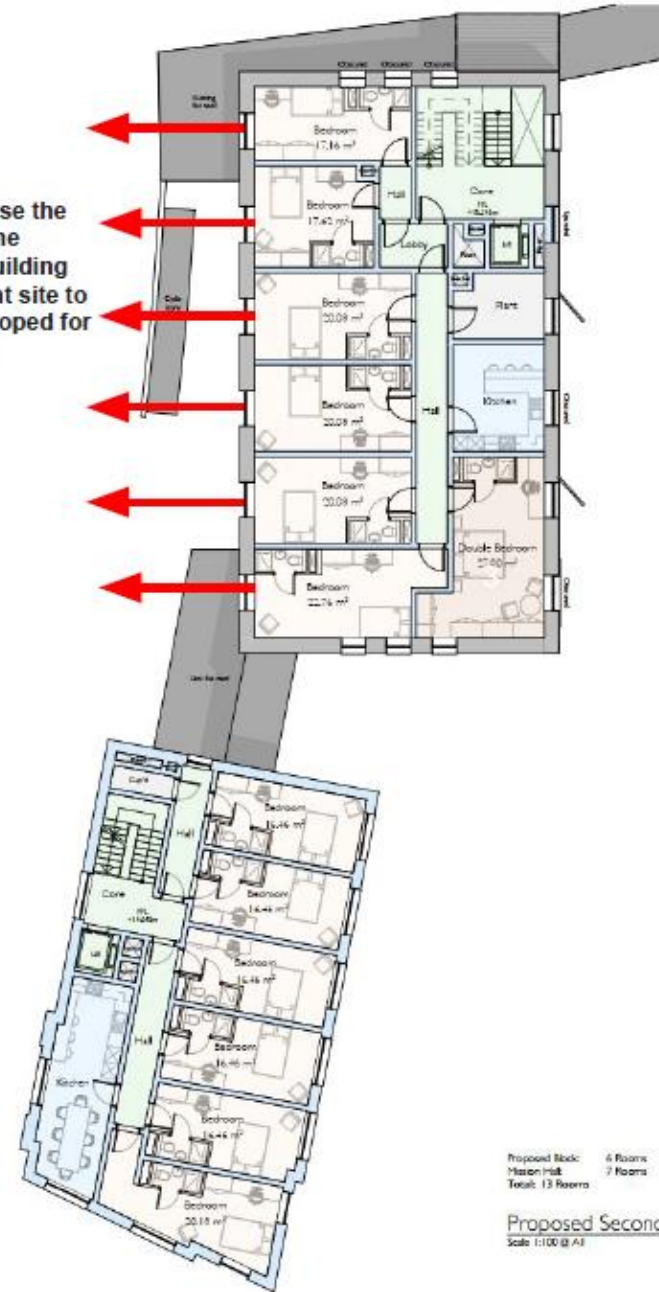
Planning Concerns

1. Overlooking
2. Impact on future development due to overlooking and proximity to boundary (especially blue outline new building)
3. Exeland house arrangement assumes our site will not change or be developed in the future.



Overlooking

Compromise the ability of the existing building on adjacent site to be redeveloped for housing



Proposed Block: 6 Rooms
 Mission Hall: 7 Rooms
 Total: 13 Rooms

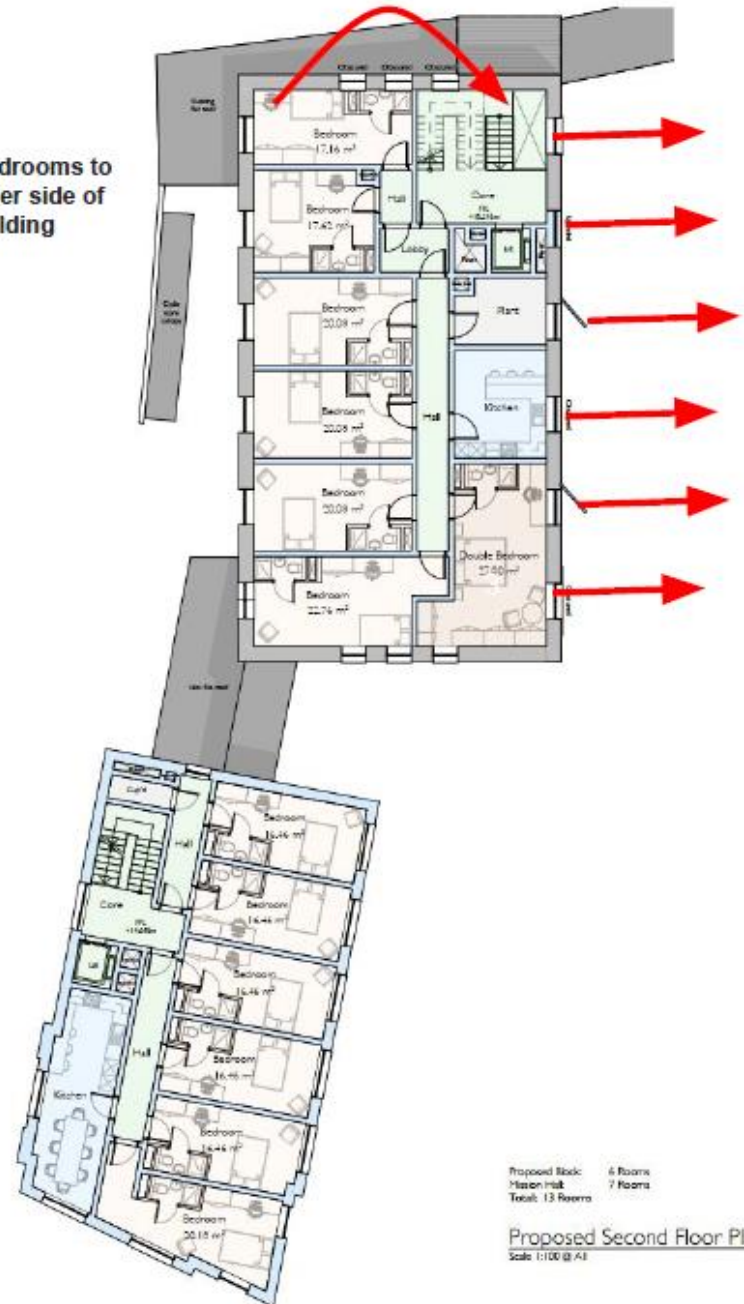
Proposed Second Floor Plan
 Scale 1:100 @ A4

Response to overlooking / design options

1. Flip bedrooms to other side of building
2. Move new building away from the site boundary



Flip bedrooms to the other side of the building



Proposed Block: 6 Rooms
 Mission Hall: 7 Rooms
 Total: 13 Rooms

Proposed Second Floor Plan
 Scale: 1:100 @ A1

- a) Note the withdrawal of the Environment Agency's objection and the recommended conditions to mitigate flood risk.
- b) Consider the communication from the neighbouring site owner as a material consideration, acknowledging the potential for future development and its implications.
- c) **DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:**

On-site Affordable Housing at 20 per cent for Build-to-Rent

- £18,240 for local GP surgeries expansion
- A Management Plan (Co-living) to include details of tenant vetting and on-site management.
- Pedestrian rights of way across the approved Plaza
- £5,000 towards the implementation of the Devon County Council Exeter Local Cycling and Walking Infrastructure Plan.

And the conditions (and their reasons) set out in the report.

RECOMMENDATION