

PLANNING - PRESENTATIONS

Date: Monday 29 July 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), Patrick (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Hughes, Hussain, Jobson, Ketchin, Miller, Mitchell, M, Pole and Rolstone

Presentations

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

- 5 **Planning Application No. 22/0511/OUT - Land Off Pendragon Road, Exeter**
- To consider the report of the Strategic Director for Place. (Pages 3 - 22)
- 6 **Planning Application No. 23/1380/OUT - Land to the North of Exeter, Stoke Hill, Exeter**
- To consider the report of the Strategic Director for Place. (Pages 23 - 60)
- 7 **Planning Application No. 24/0009/FUL - Tesco Stores Ltd, Russell Way, Exeter EX2 7EZ**
- To consider the report of the Strategic Director for Place. (Pages 61 - 82)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 2 September 2024** at 5.30 pm in the Civic Centre.

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

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Exeter City Council
Planning Committee
29 July 2024



Application 22/0511/OUT

Site: Land Off Pendragon Road

Applicant: Land Promotion Group Ltd

Proposal: Outline planning application for a residential development of up to 100 dwellings and associated infrastructure (All matters reserved except access)

Case Officer: Christopher Cummings



Application Site

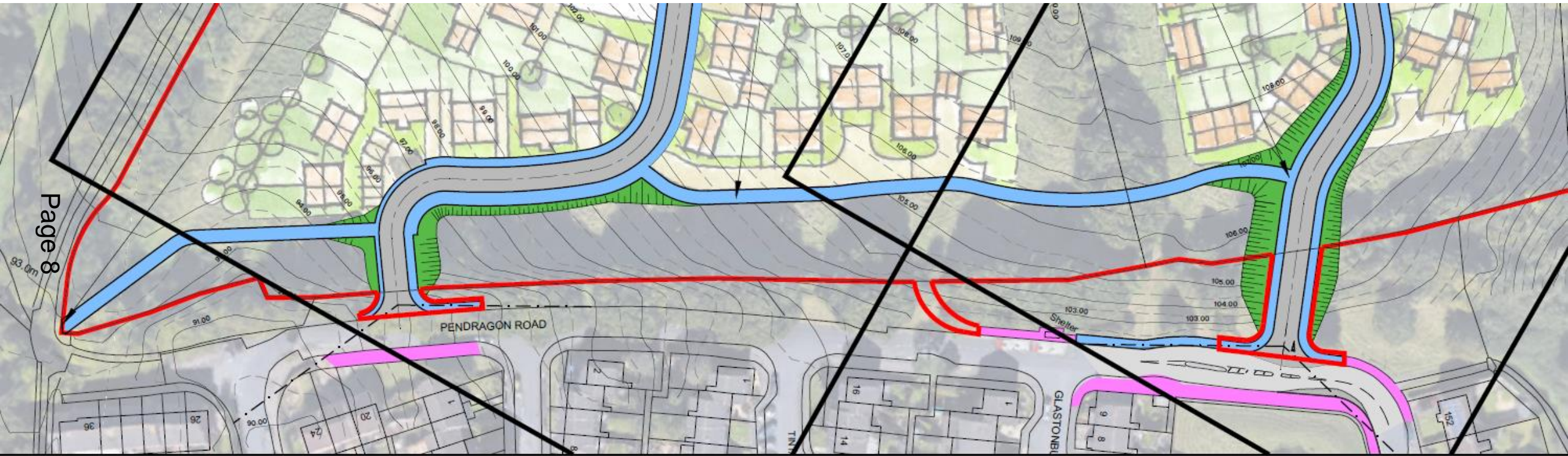
SITE LOCATION – AERIAL VIEW



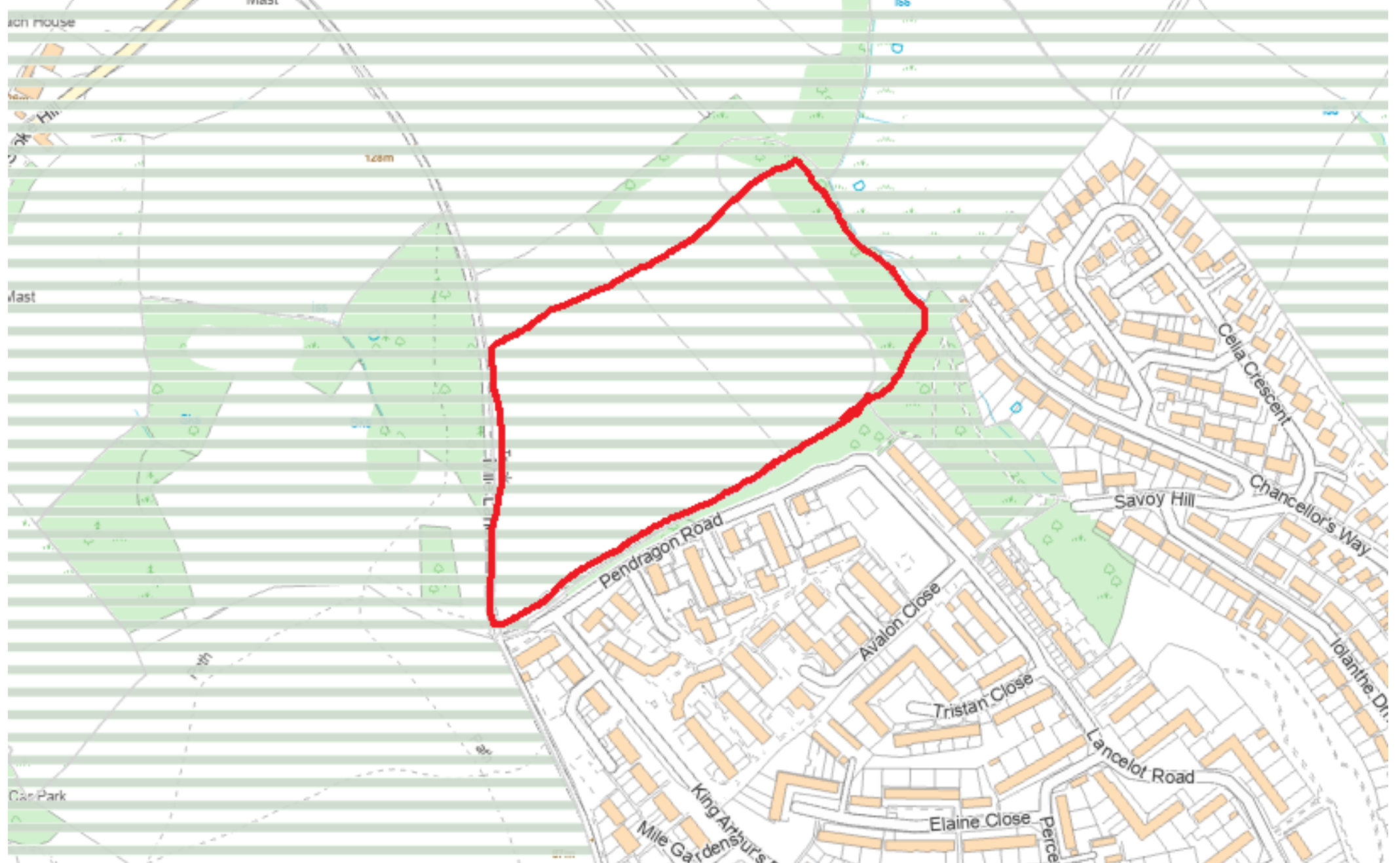
SITE LOCATION PLAN



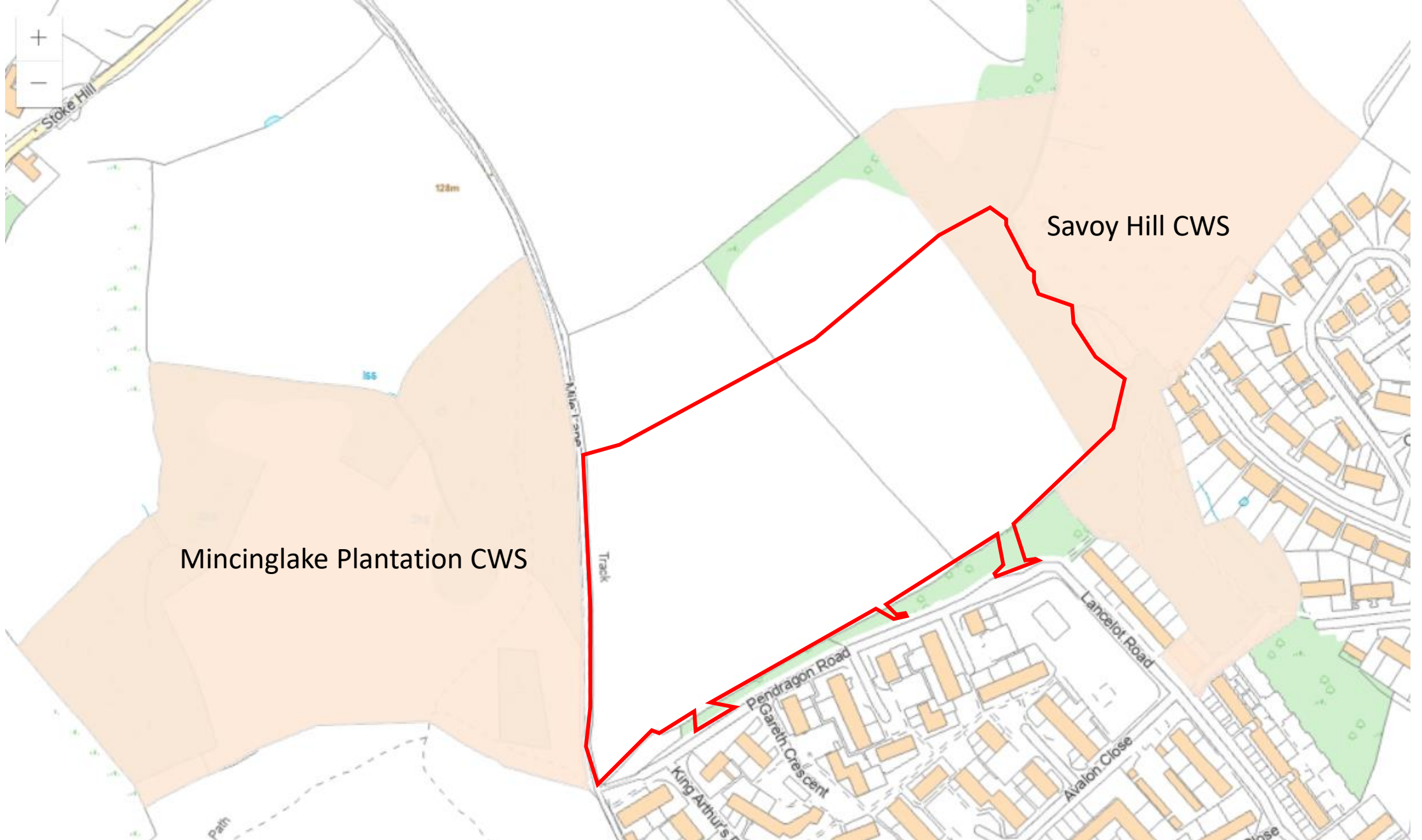
719 PENDRAGON ROAD
ILLUSTRATIVE LAYOUT



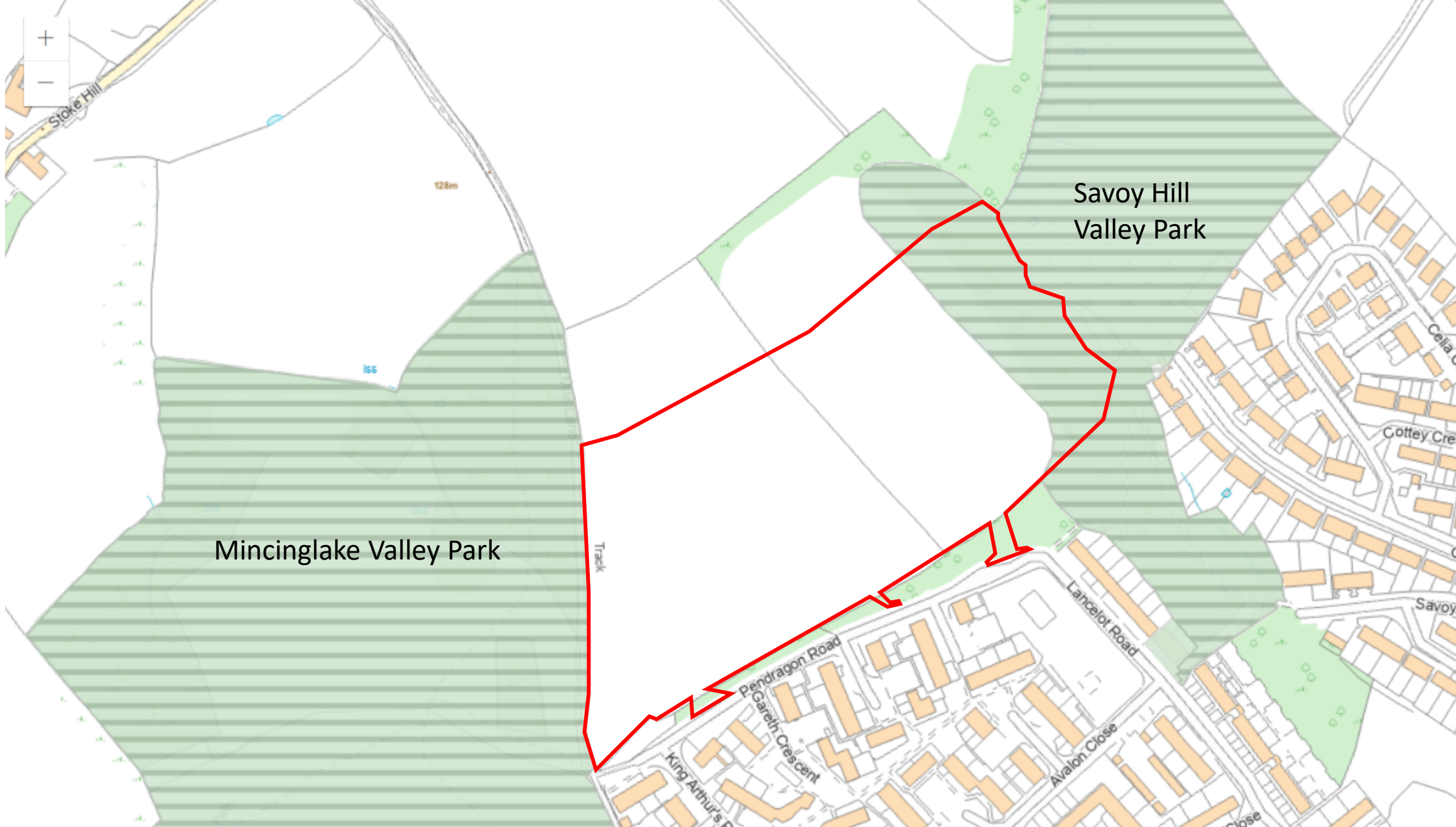
PROPOSED ACCESS



LANDSCAPE SETTING AREA



COUNTY WILDLIFE SITES



VALLEY PARKS



Page 12



Appeal Scheme



Application Scheme

719 PENDRAGON ROAD
 ILLUSTRATIVE LAYOUT
 1:1000 @ A3
 SK020221 DC

0 10 20 30 40 50
 METRES

719 PENDRAGON ROAD
 ILLUSTRATIVE LAYOUT
 1:1000 @ A3
 SK020221 DG

APPEAL SCHEME AND APPLICATION SCHEME COMPARISON

1. Northern parcel of land removed from red-line. It is still proposed for this area to become public open space secured through legal agreement.
2. Update to housing supply requirements. The Council can now demonstrate adequate housing land supply and the tilted balance is no longer in effect.



PHOTO OF PROPOSED EASTERN ACCESS POINT



PHOTOS – TREE'D HEDGEBANK ALONG PENDRAGON ROAD



PHOTOS – PANORAMIC VIEW FROM TOP OF WEST FIELD



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PHOTOS – PANORAMIC VIEW FROM TOP OF EAST FIELD

Figure 5a: View north towards and including the site from PROW on land north of Ludwell Lane - extract



Figure 6a: View north towards and including the site from land on Pyne's Hill - extract



Figure 11: View from proposed public open space under 20/0538/OUT –‘Spruce Close’ of the Pendragon site 21/0020/OUT



- Appeal Inspector confirmed principle acceptable include:
 - limited harm to landscape character and setting
 - benefits such as 50% affordable housing and increased access to public open space.
- Council no longer under tilted balance in favour of sustainable development.
- On balance, the landscape impacts are contained locally and there are significant benefits to the scheme that outweigh the harm caused.

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Exeter City Council
Planning Committee
29 July 2024



Application 23/1380/OUT

Site: Land To The North Of Exeter, Stoke Hill

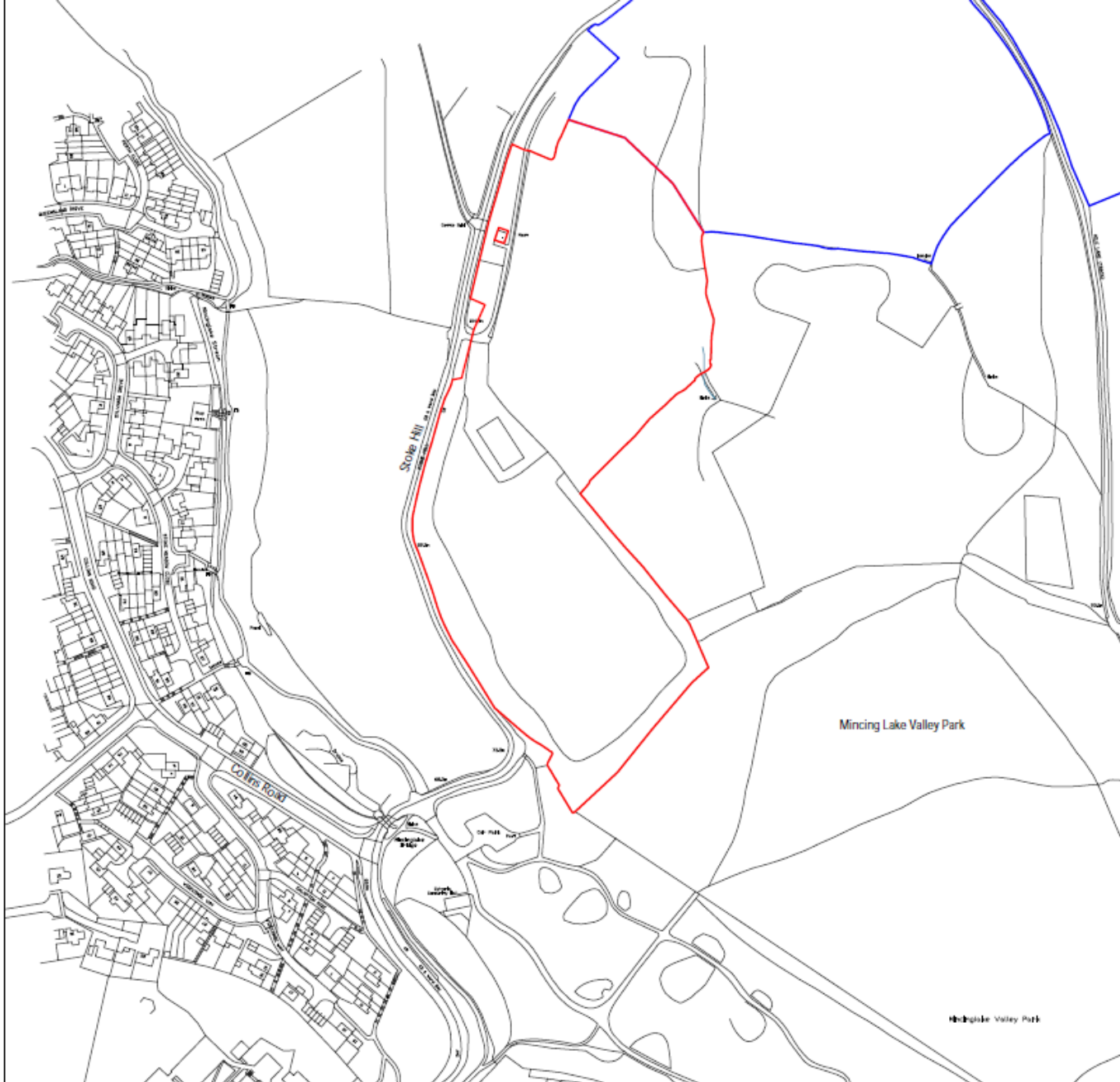
Applicant: Mr John Drake

Proposal: Outline planning application for up to 85 dwellings (35% affordable), community hub and associated infrastructure (All matters reserved except access).

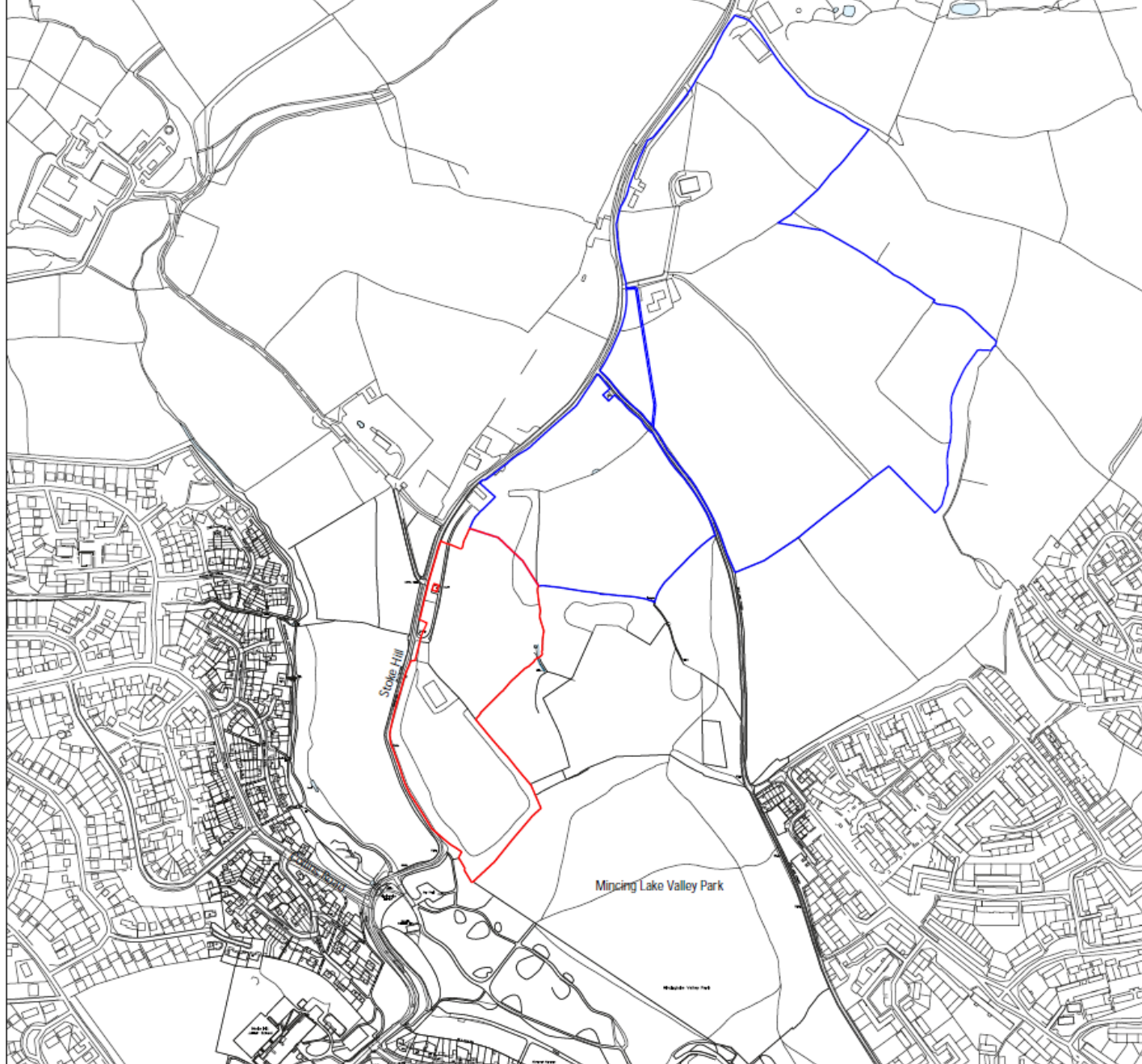
Case Officer: Christopher Cummings



SITE LOCATION – AERIAL VIEW



SITE LOCATION PLAN



SITE LOCATION – WIDER OWNERSHIP

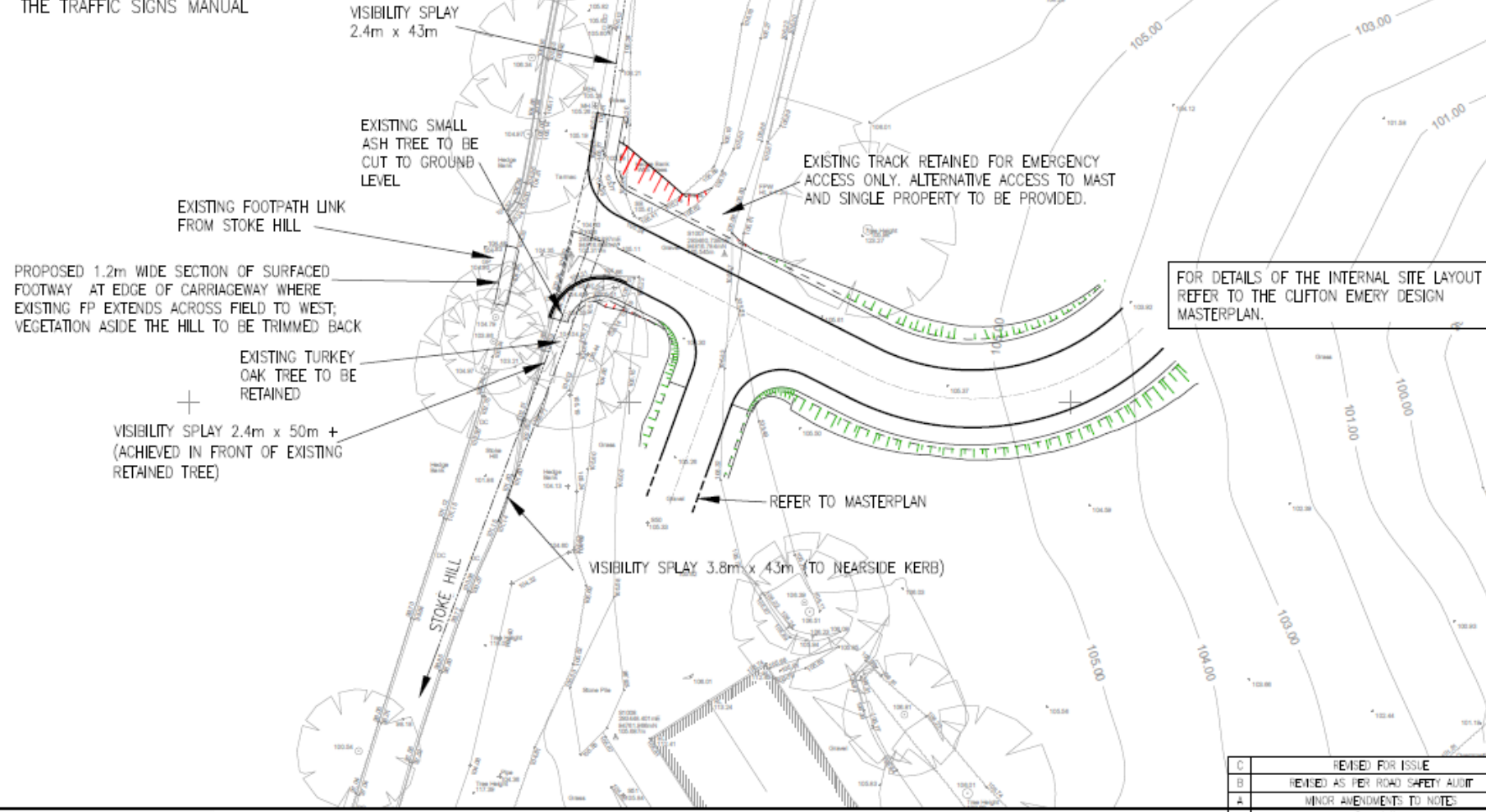


INDICATIVE LAYOUT



NOTES:

1. ALL DETAILS SUBJECT TO FURTHER DETAILED DESIGN AND DISCUSSION/ AGREEMENT WITH THE LOCAL HIGHWAY AUTHORITY UNDER THE S278 AGREEMENT
2. ALL ROAD MARKINGS AND SIGNAGE TO ACCORD WITH CHAPTER 5 AND 7 OF THE TRAFFIC SIGNS MANUAL

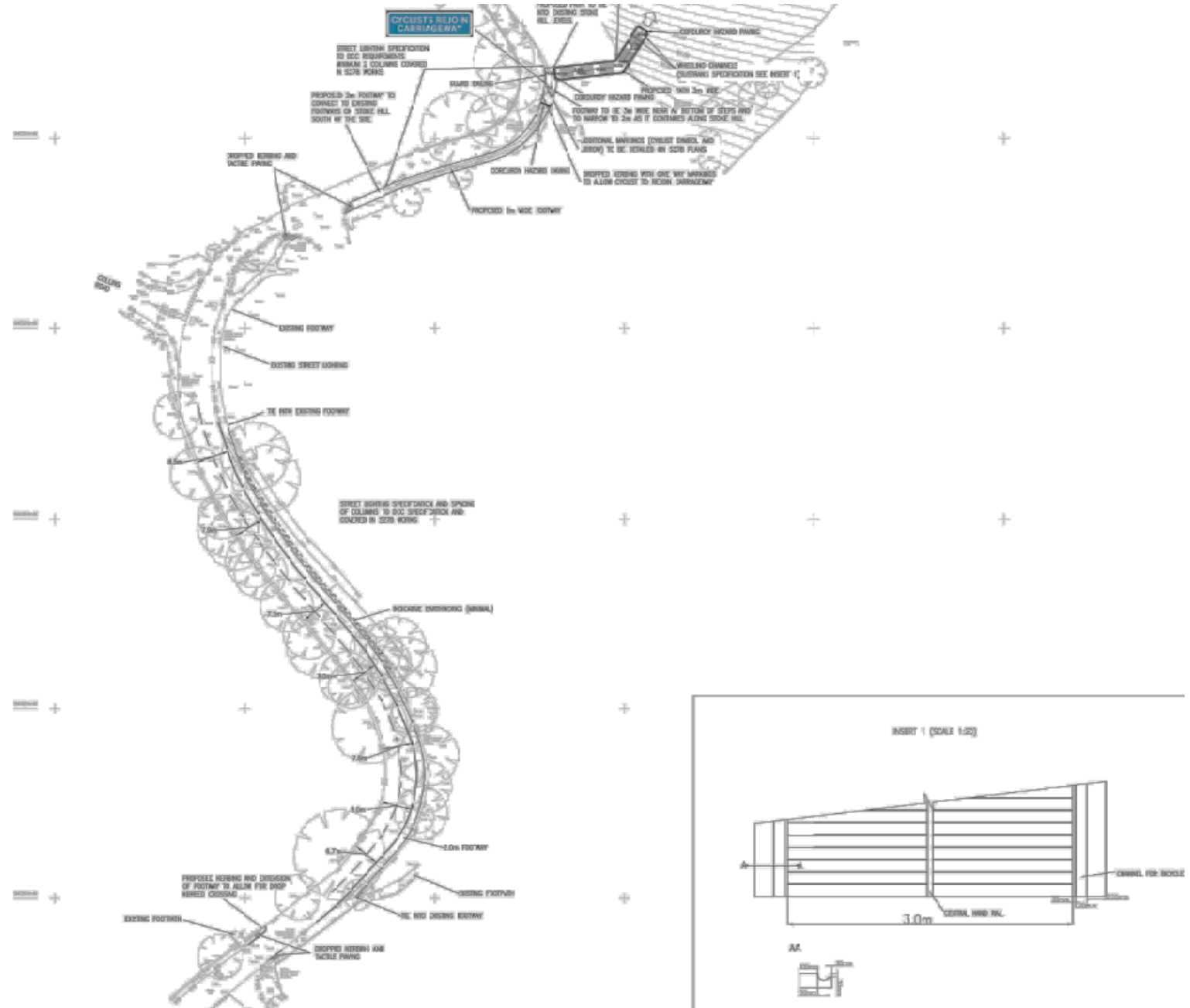


C	REVISED FOR ISSUE	JGP	RD	26.09.23
B	REVISED AS PER ROAD SAFETY AUDIT	RD	SMA	07.01.22
A	MINOR AMENDMENTS TO NOTES	CL	SMA	09.02.21

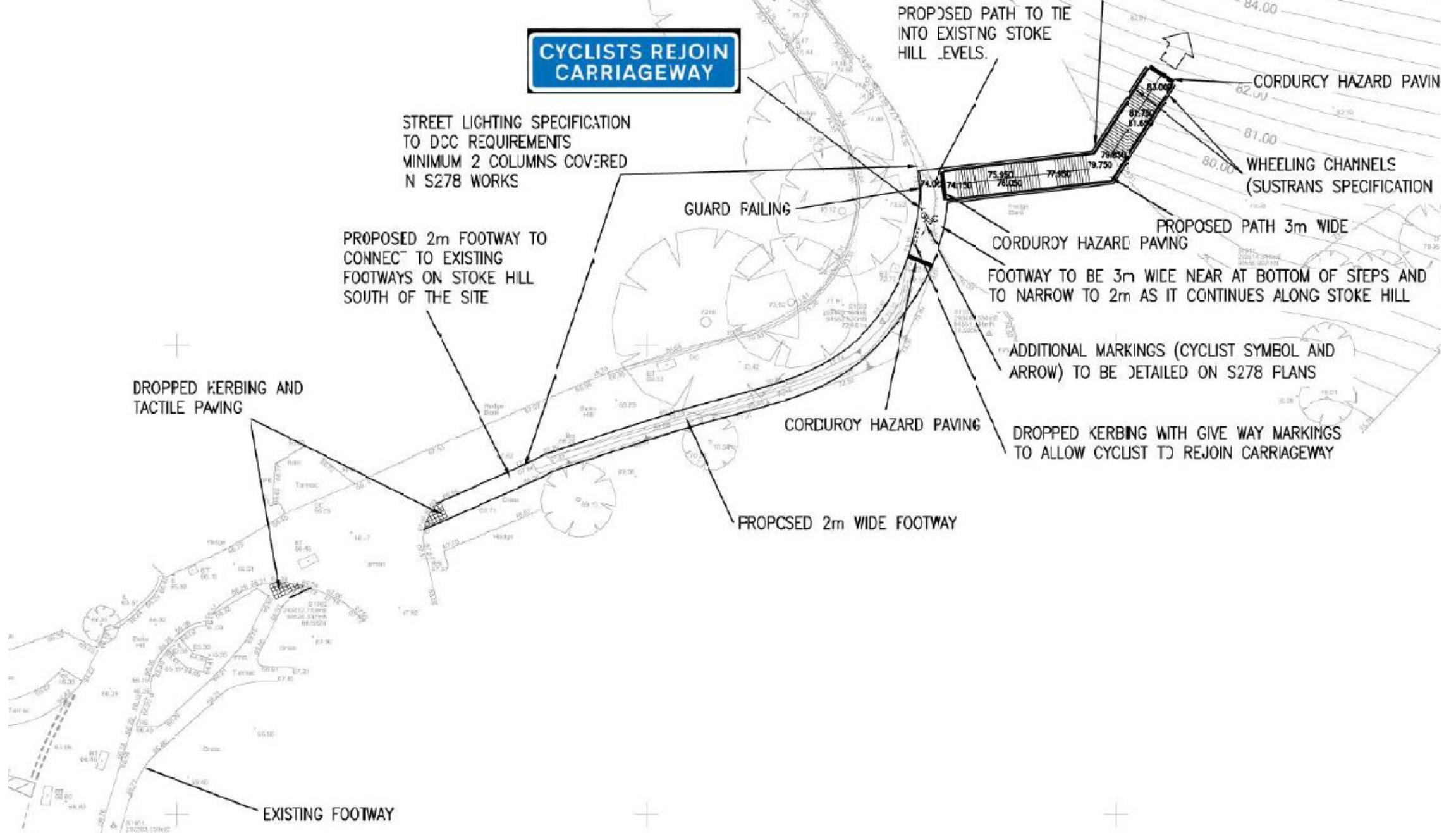
PROPOSED VEHICULAR ACCESS FROM/TO STOKE HILL



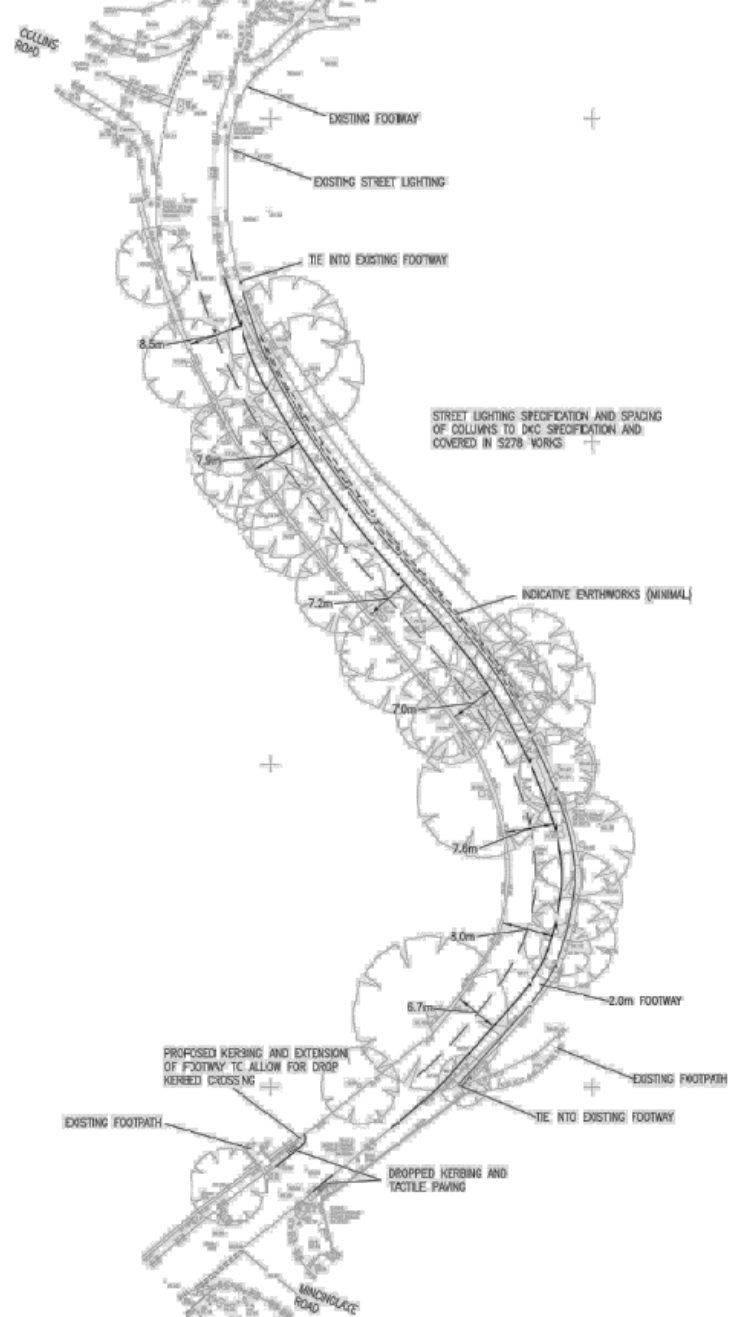
PROPOSED PEDESTRIAN AND CYCLE ACCESS FROM/TO STOKE HILL



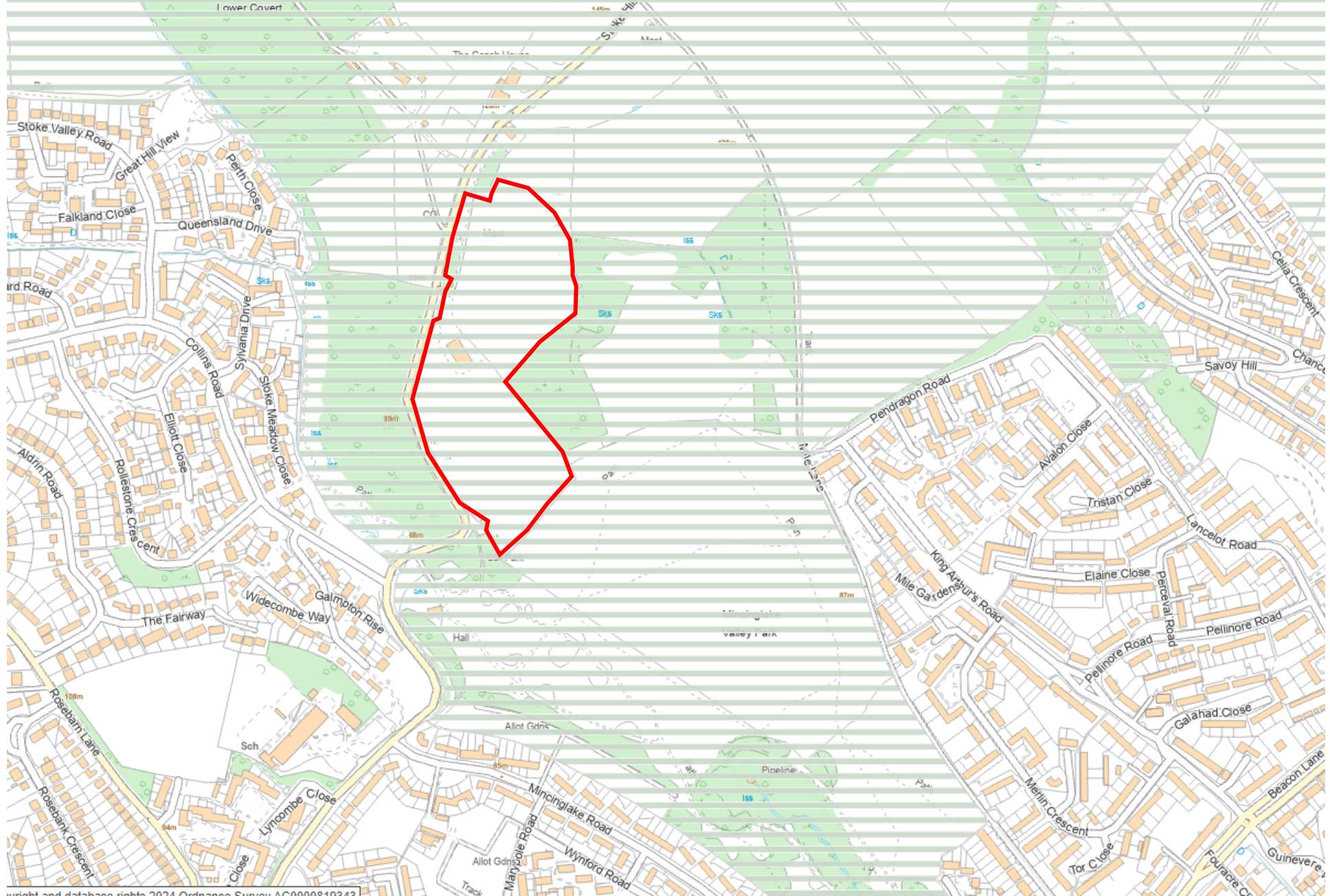
PROPOSED FOOTWAY ON STOKE HILL



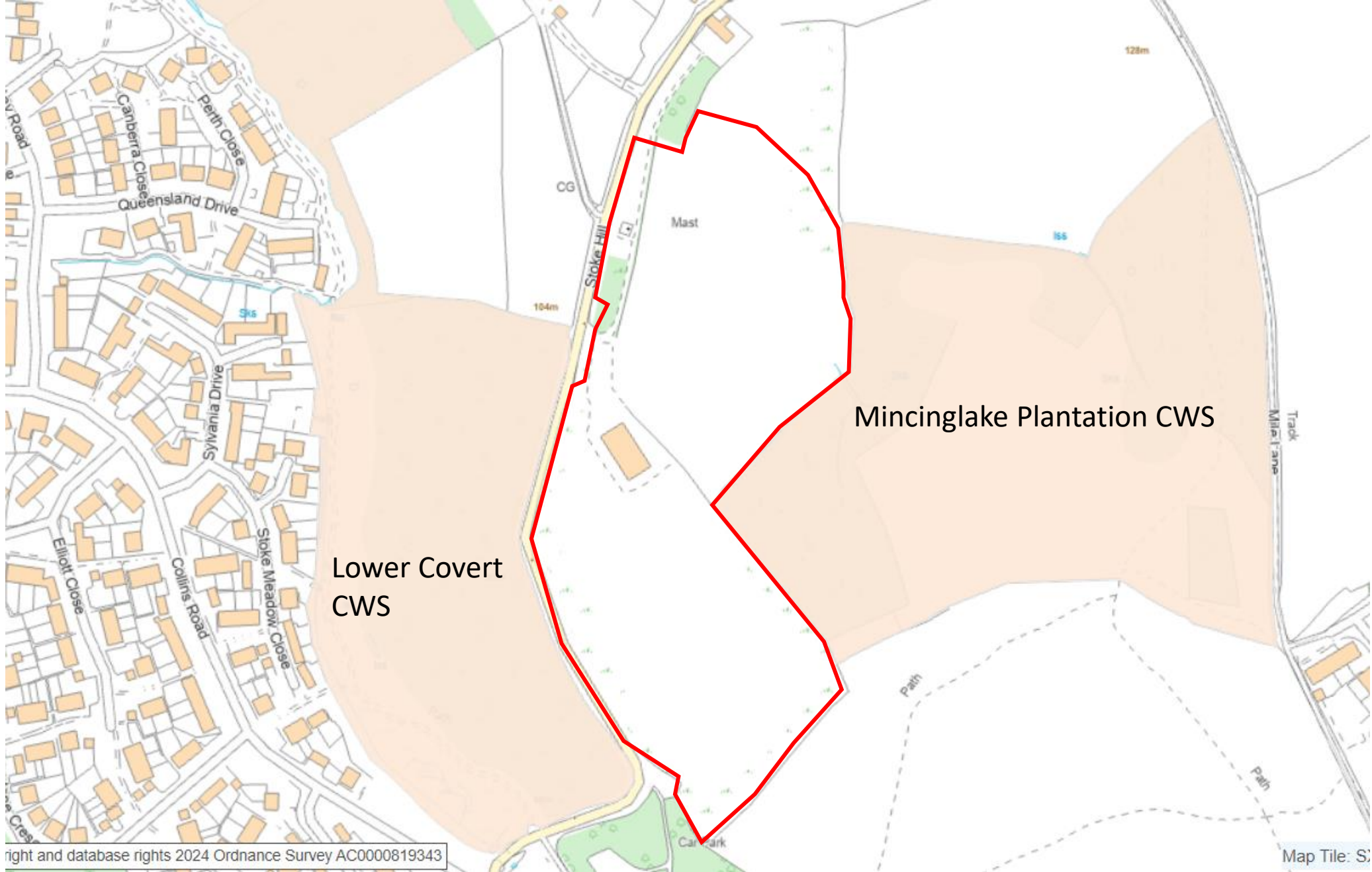
PROPOSED FOOTWAY ON STOKE HILL (NORTHERN SECTION)



PROPOSED FOOTWAY ON STOKE HILL (SOUTHERN SECTION)



LANDSCAPE SETTING AREA



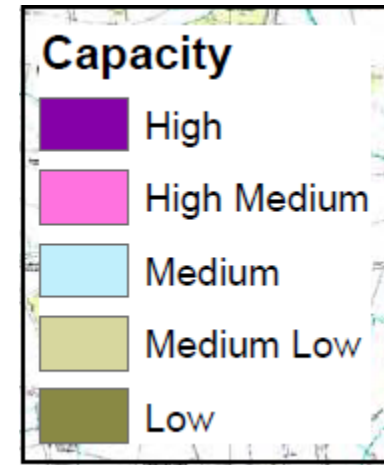
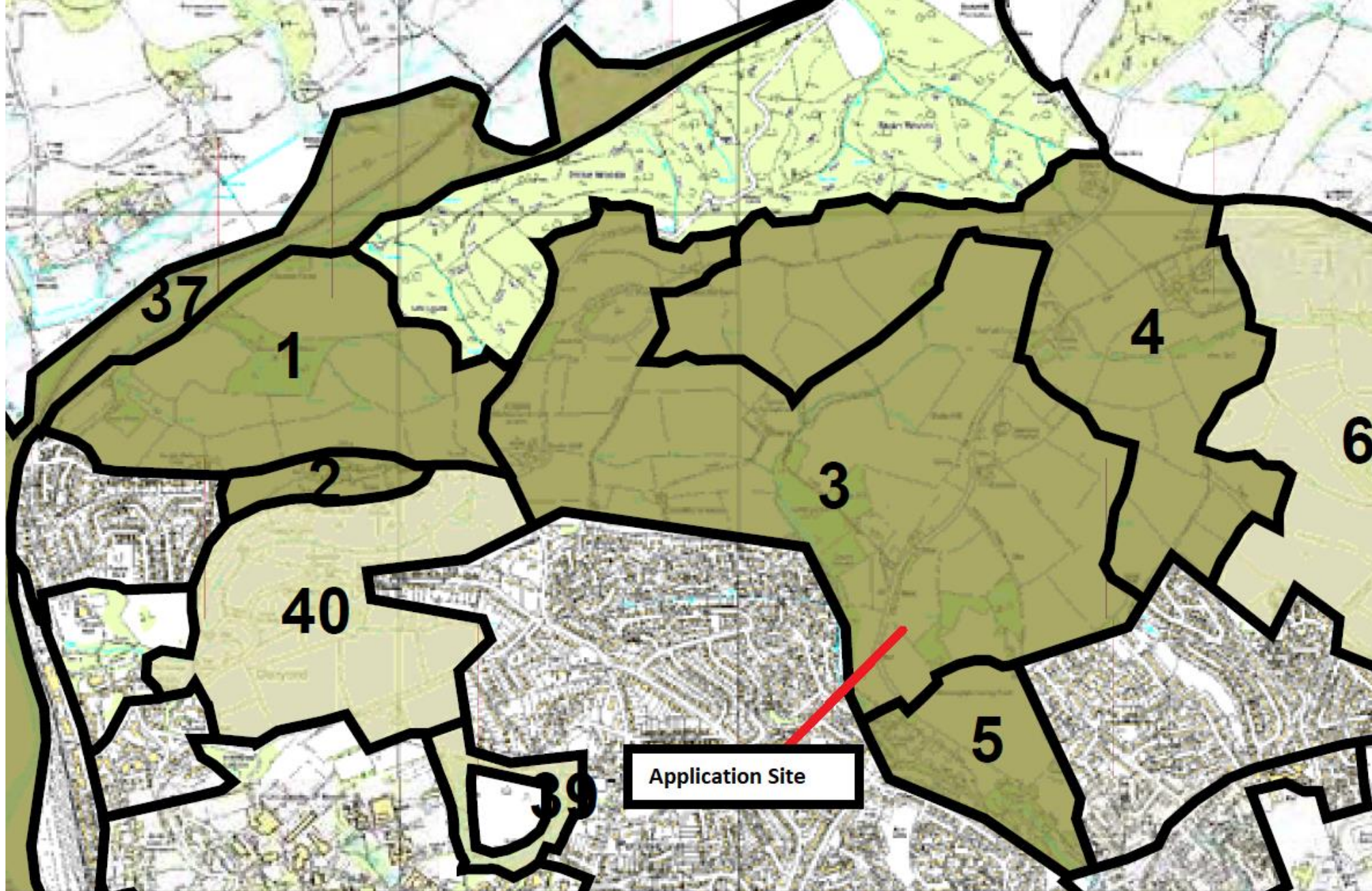
COUNTY WILDLIFE SITES

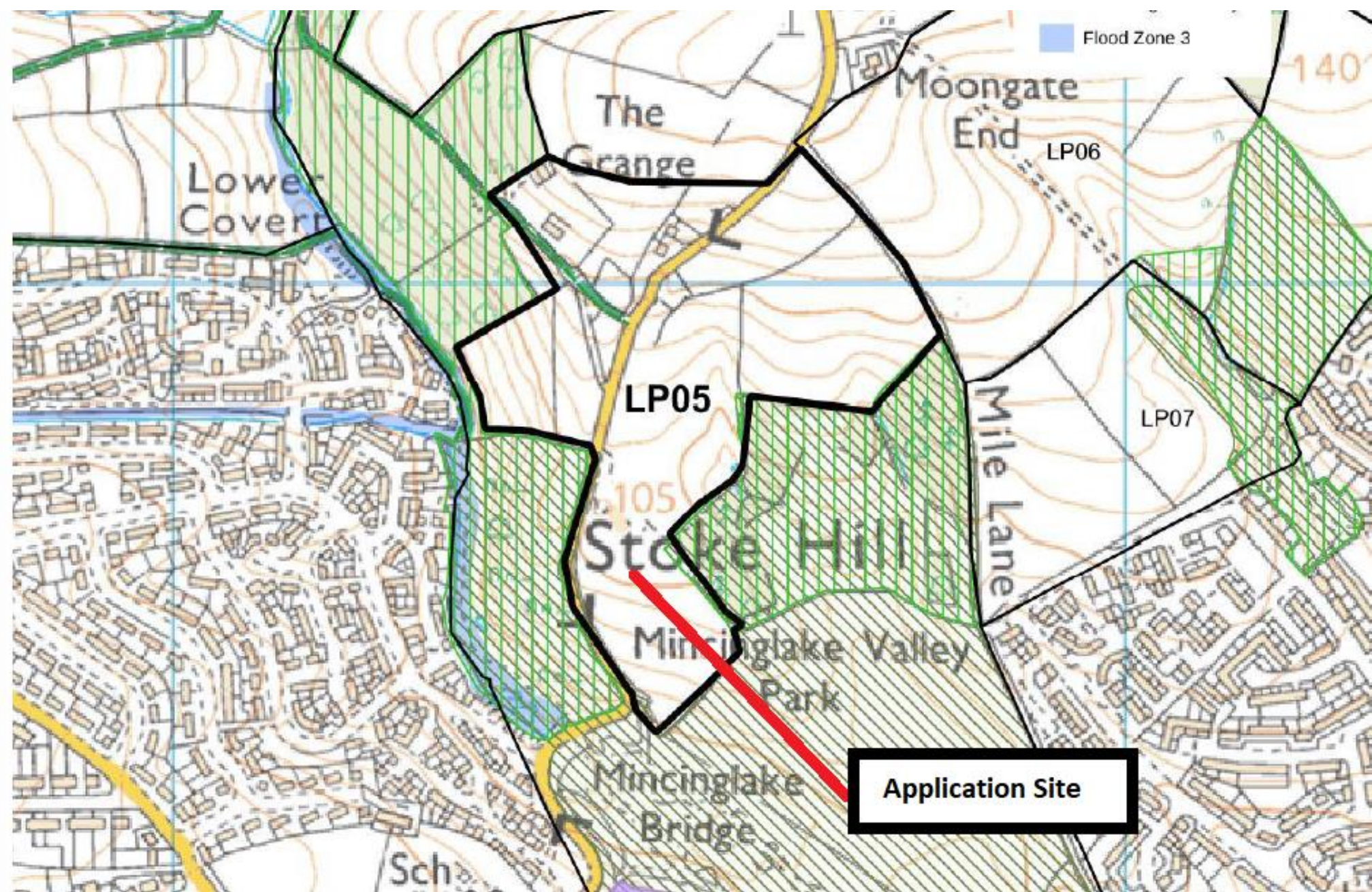


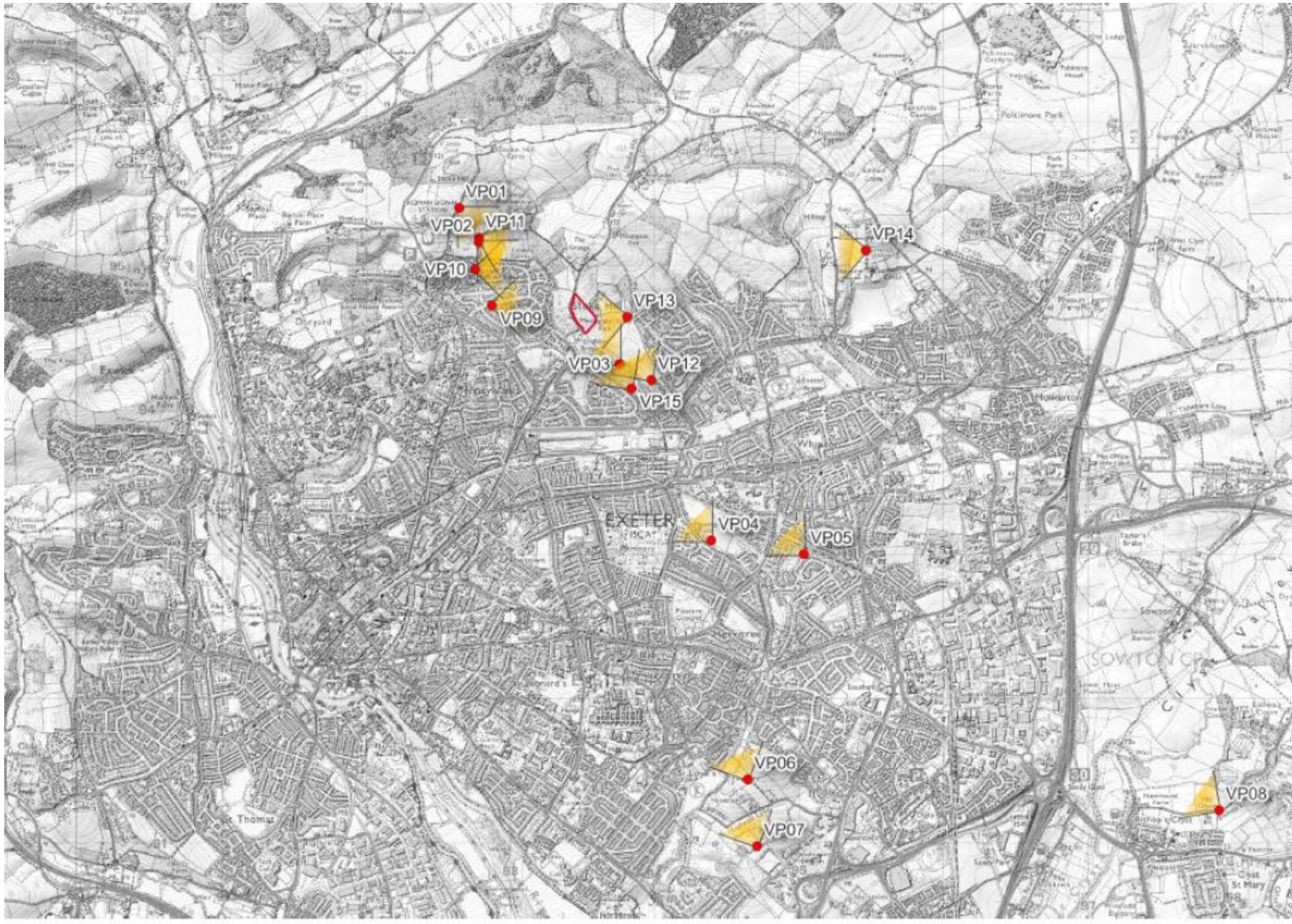
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Map Tile: SX

VALLEY PARKS

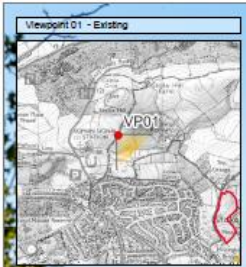






Project Details	Rixlade, Exeter
Title	Viewpoint Plan
Scale	1:33 000 @A3
Drawing Ref	THL/01a
Date	September 2023
Checked	AP

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA) – VIEWPOINTS



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Notes: This is a computer-generated image based on aerial photography and other available data. It is not a photograph and should not be used as evidence of the actual appearance of the site. The image is for illustrative purposes only and does not represent any specific date or time of day. The image is subject to change without notice.

Scale: 1:1000
 Date: 26 April 2024
 Drawing Number: 114_P02V01
 Drawn by: MP
 Checked by: MP

Project Title: Land to the North of Center (Site 148)
 Client:
 Drawing Title: Viewpoint 01 - Existing

Notes: This is a computer-generated image based on aerial photography and other available data. It is not a photograph and should not be used as evidence of the actual appearance of the site. The image is for illustrative purposes only and does not represent any specific date or time of day. The image is subject to change without notice.

LVIA – VIEWPOINT 1 - EXISTING

Viewpoint 01 Proposed at Year 01

Page 41




 The company name and logo are located in the bottom left corner of the page.

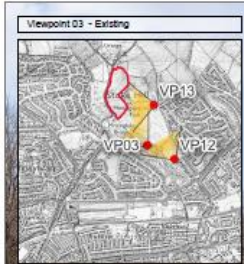
Note: this is a composite image made up of several photographs joined together naturally by means of optical
 projection to form an overall view or view which is wider than that which can be seen by the human eye. For correct
 perspective viewing, the page should be viewed at a distance with an angle which produces a suitable picture.

Date:	26 April 2024	Project/Ref:	Land for the North of Exeter (Stoke Hill)
Drawing Number:	114.206201	Client:	
Drawn by:	AM	Drawing Title:	Viewpoint 01 Proposed at Year 01
Checked by:	AM		

LVIA – VIEWPOINT 1 – WITH BUILDING



L VIA – VIEWPOINT 1 – 15 YEARS



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Notes: This is a conceptual image based on an aerial photograph taken together with a view of the site from the viewpoint. It is not a photograph of the site. It is intended to show the general appearance of the site from the viewpoint. It is not intended to show the site from the viewpoint. It is not intended to show the site from the viewpoint.

Date: 26 April 2024
 Drawing Number: T14.25.0301
 Drawn by: GP
 Checked by: MP

Project Title: Land to the North of Sealer (Stake 148)
 Client:
 Drawing Title: Viewpoint 03 - Existing

LVIA – VIEWPOINT 3 – EXISTING

Viewpoint 03 Proposed at Year 01

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tn
TERRACON CONSULTANTS
17 Fildes Drive, North Ryde, NSW 1585
Tel: 02 9370 0000 | Fax: 02 9370 0001 | www.tnconsultants.com.au

NOTE: This is a composite image made up of several photographs joined together using digital image manipulation techniques. It does not contain any real-world objects or structures. It is intended for illustrative purposes only and should not be used for any legal or contractual purposes.

Date: 26 April 2024
Drawing Number: T14_P58701
Drawn by: AP
Checked by: MP

Project Title: Land to the North of Easter (Sticks Hill)
Client:
Drawing Title: Viewpoint 03 Proposed at Year 01

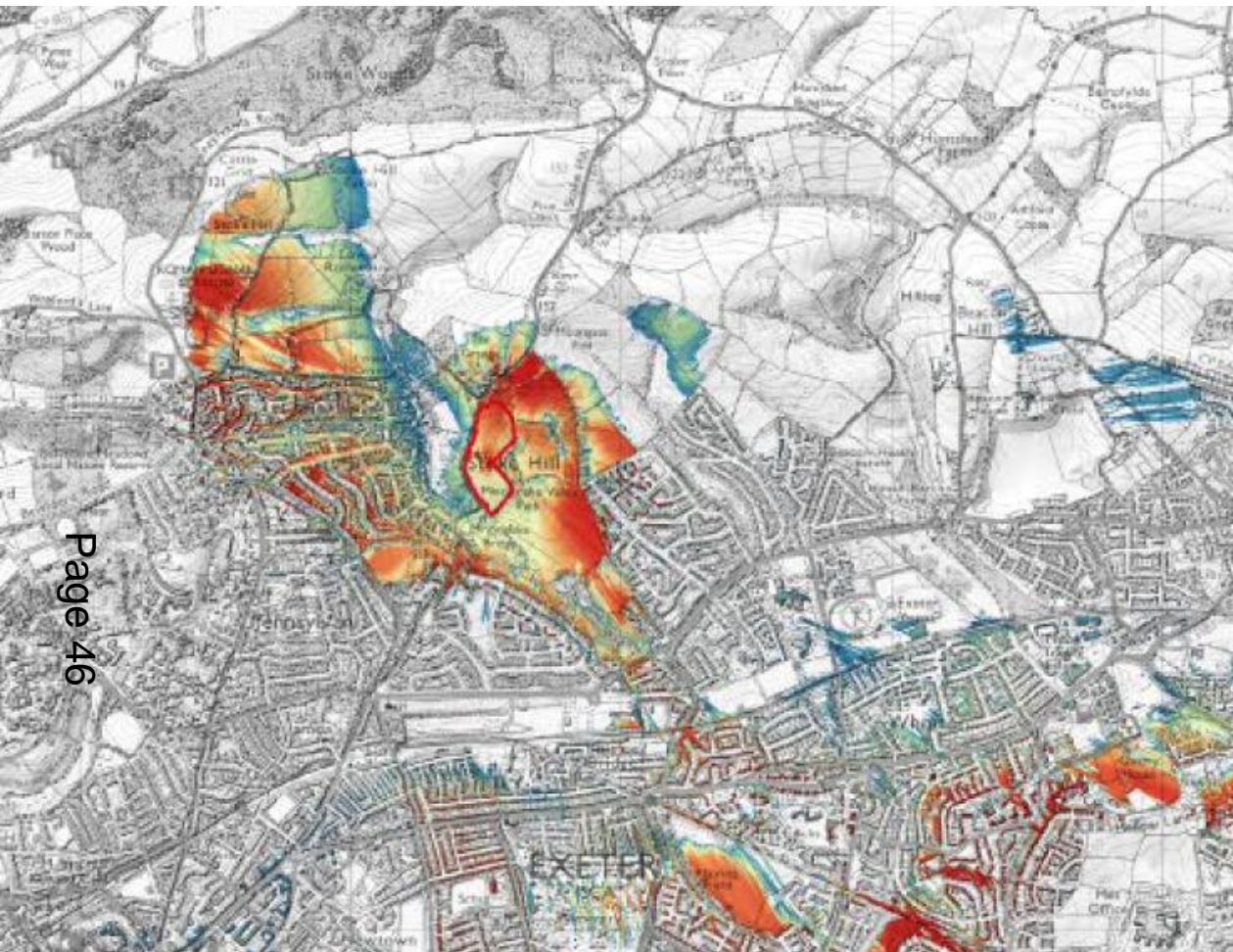
L VIA – VIEWPOINT 3 – PROPOSED

Viewpoint 03 Proposed at Maturity

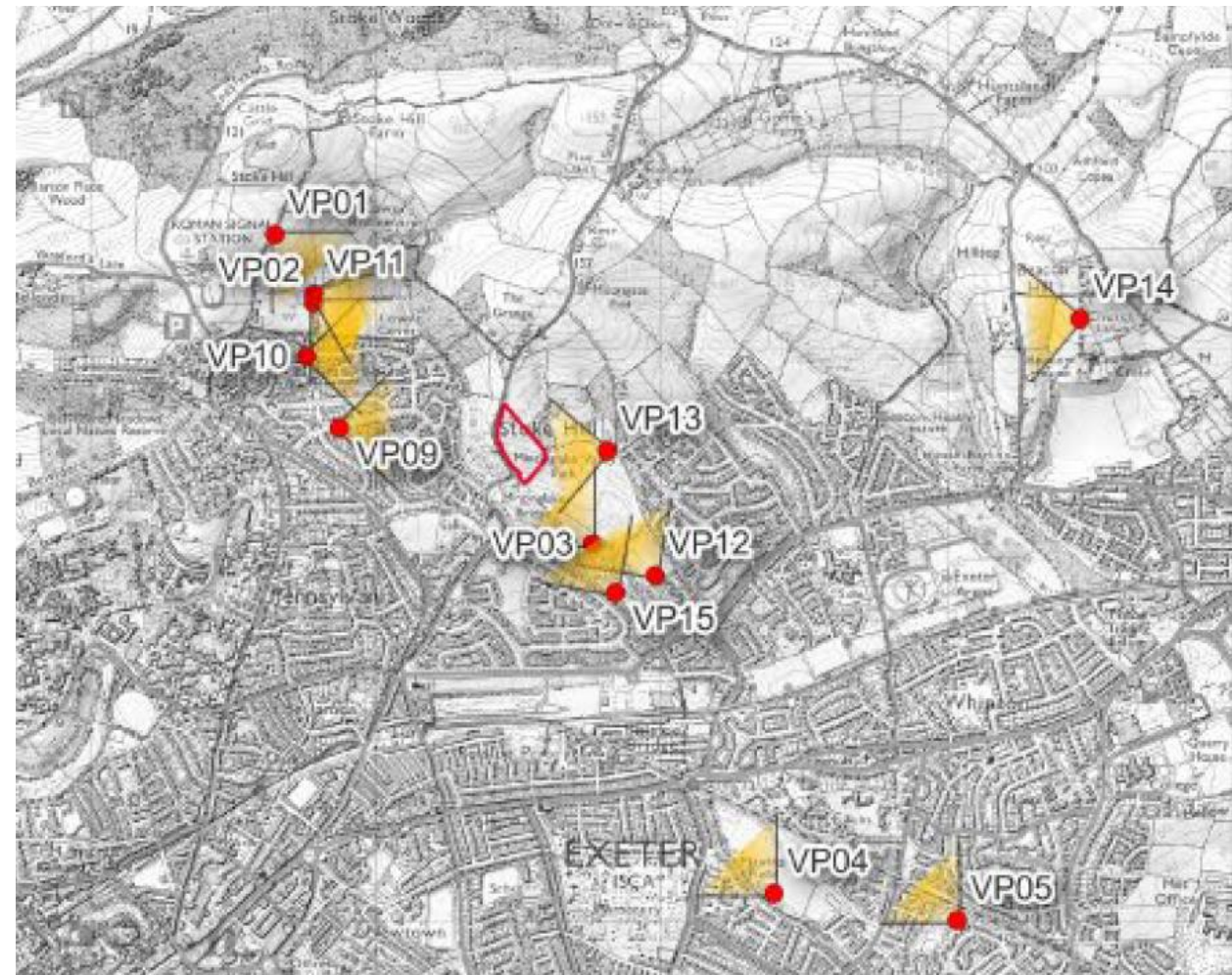


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LVIA – VIEWPOINT 3 – 15 YEARS



Zone of Theoretical Visibility



Visualisation Viewpoints

LVIA VIEWPOINTS



BARN AND SOUTHERN FIELD

VIEW FROM ALDRIN ROAD

**EXISTING BARN AND
SOUTHERN FIELD**



VIEW FROM RESIDENTIAL PROPERTY ARMSTRONG AVENUE



VIEW FROM APPROX 17 WIDECOMBE WAY



VIEW FROM WIDCOMBE WAY, ADJACENT TO STOKE HILL

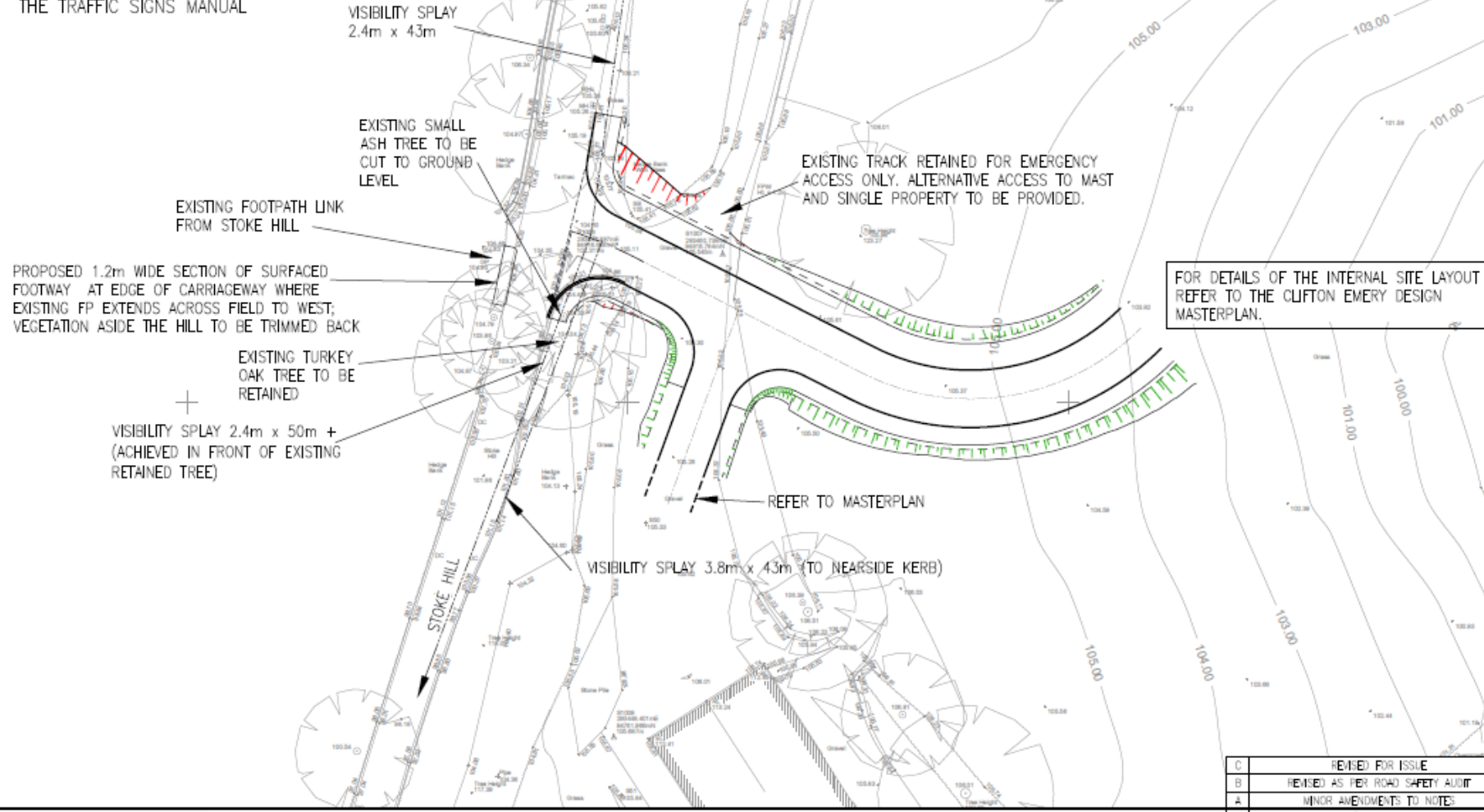


INDICATIVE LAYOUT SHOWING ACCESS POINTS



NOTES:

1. ALL DETAILS SUBJECT TO FURTHER DETAILED DESIGN AND DISCUSSION/ AGREEMENT WITH THE LOCAL HIGHWAY AUTHORITY UNDER THE S278 AGREEMENT
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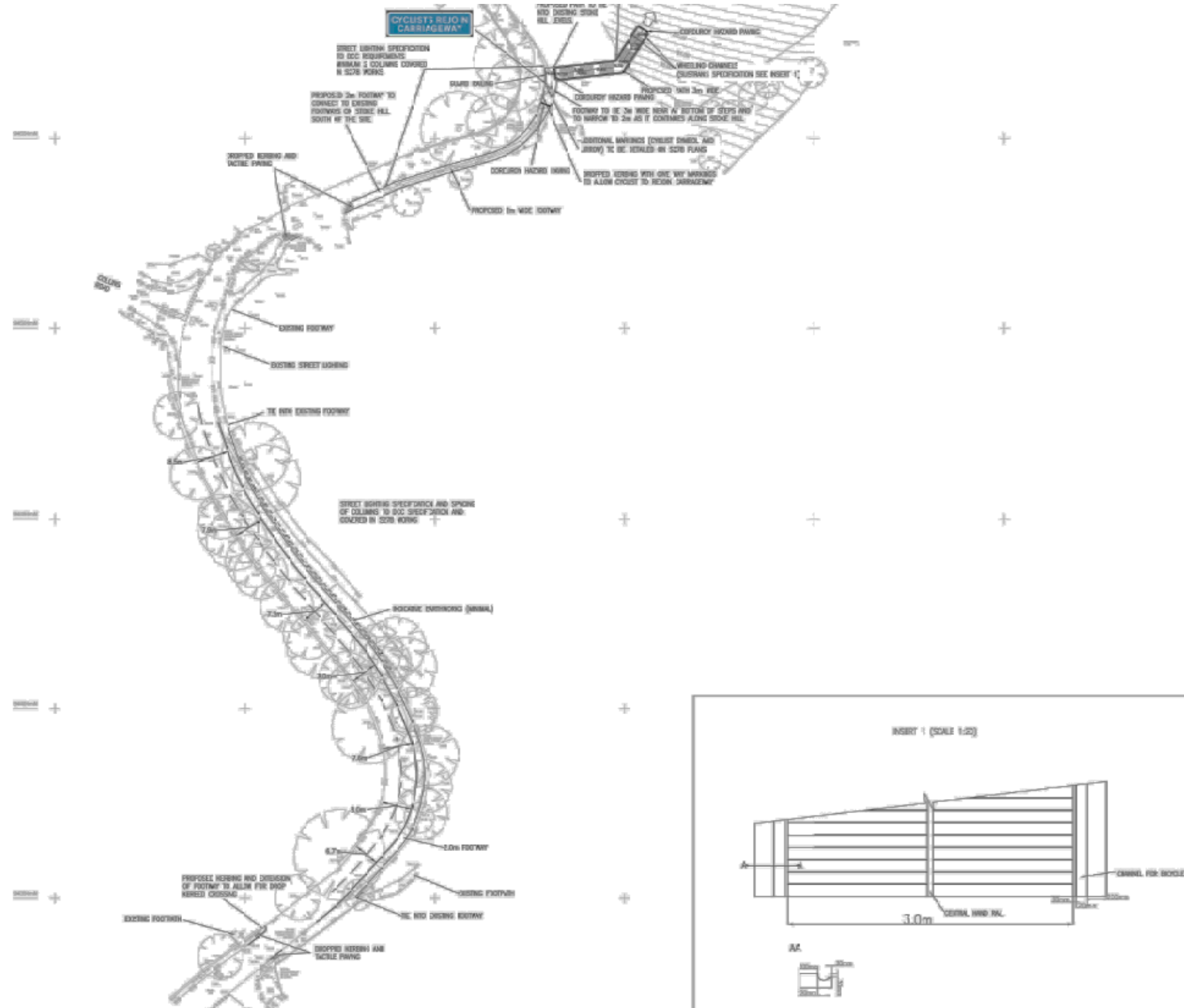


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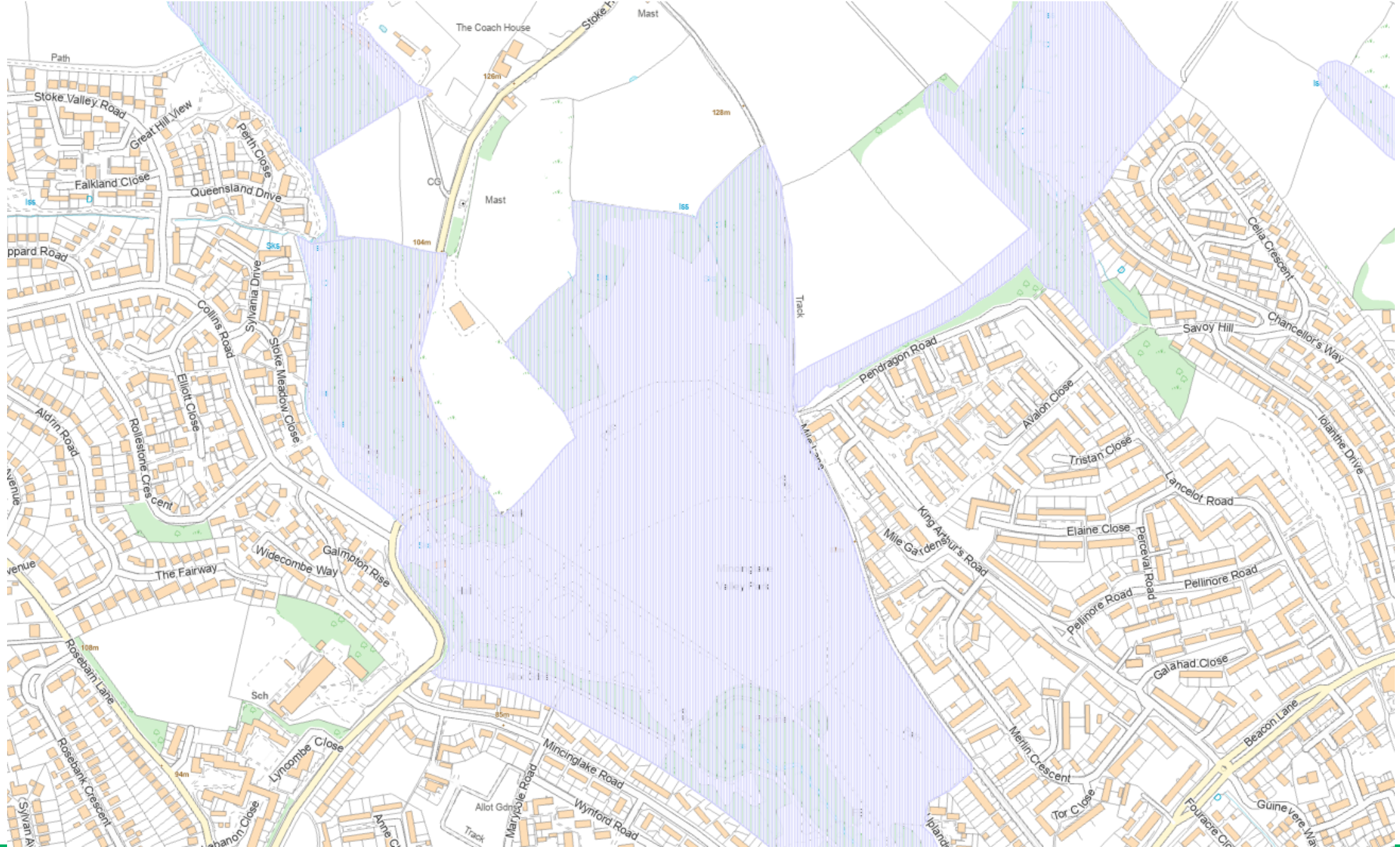
PROPOSED VEHICULAR ACCESS



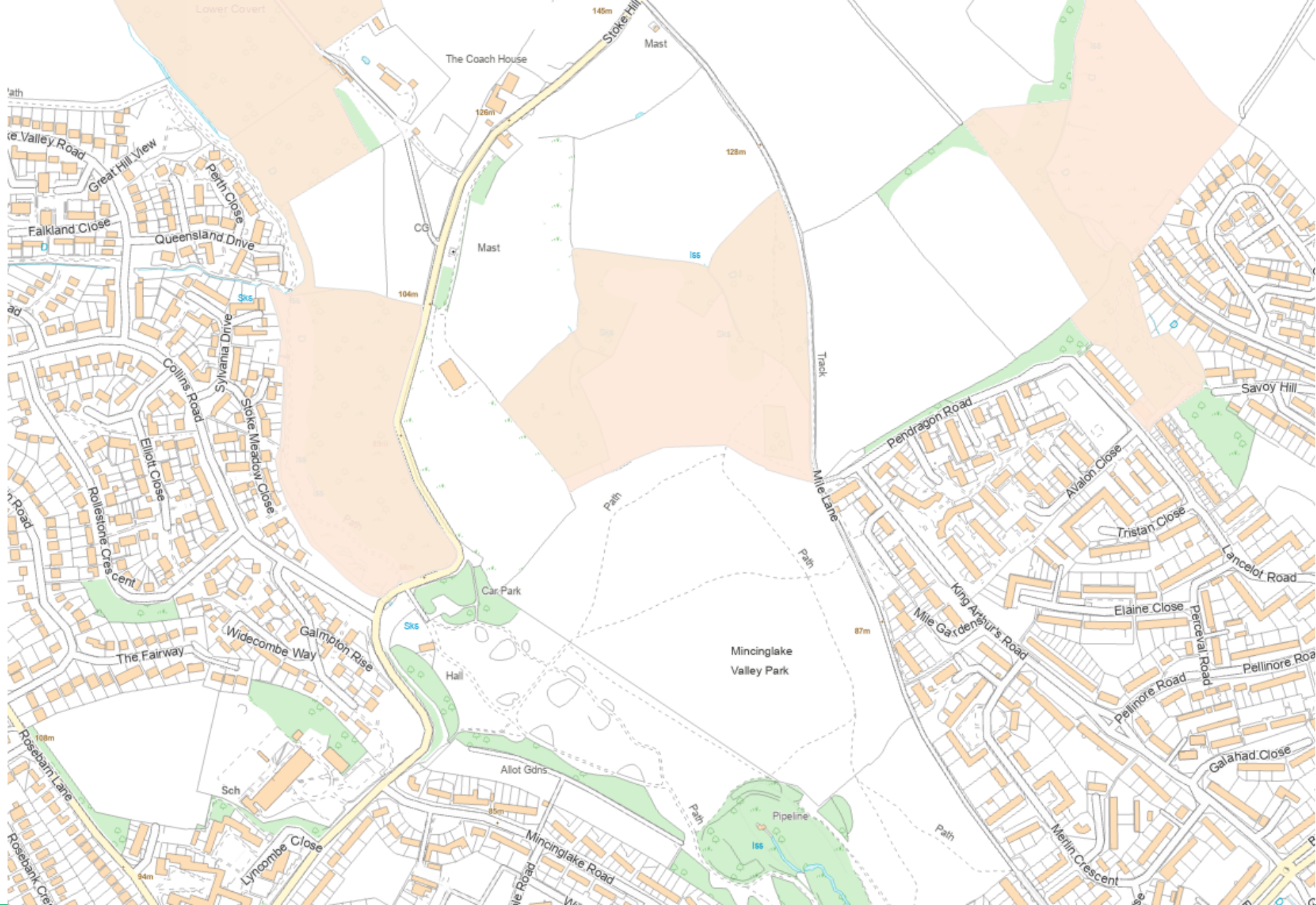
PROPOSED PEDESTRIAN AND CYCLE ACCESS



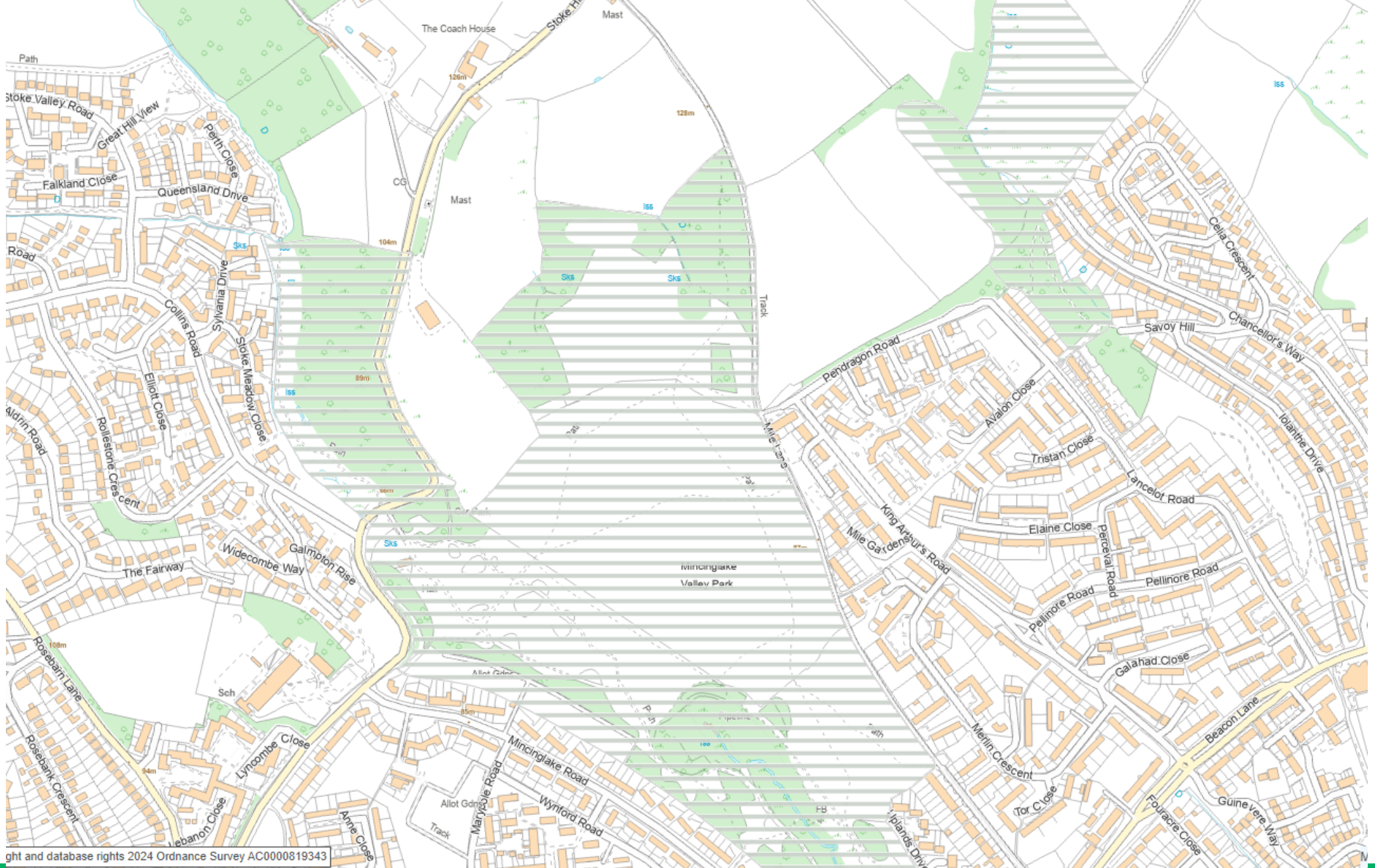
PROPOSED FOOTWAY ON STROKE HILL



SITE OF NATURE CONSERVATION IMPORTANCE

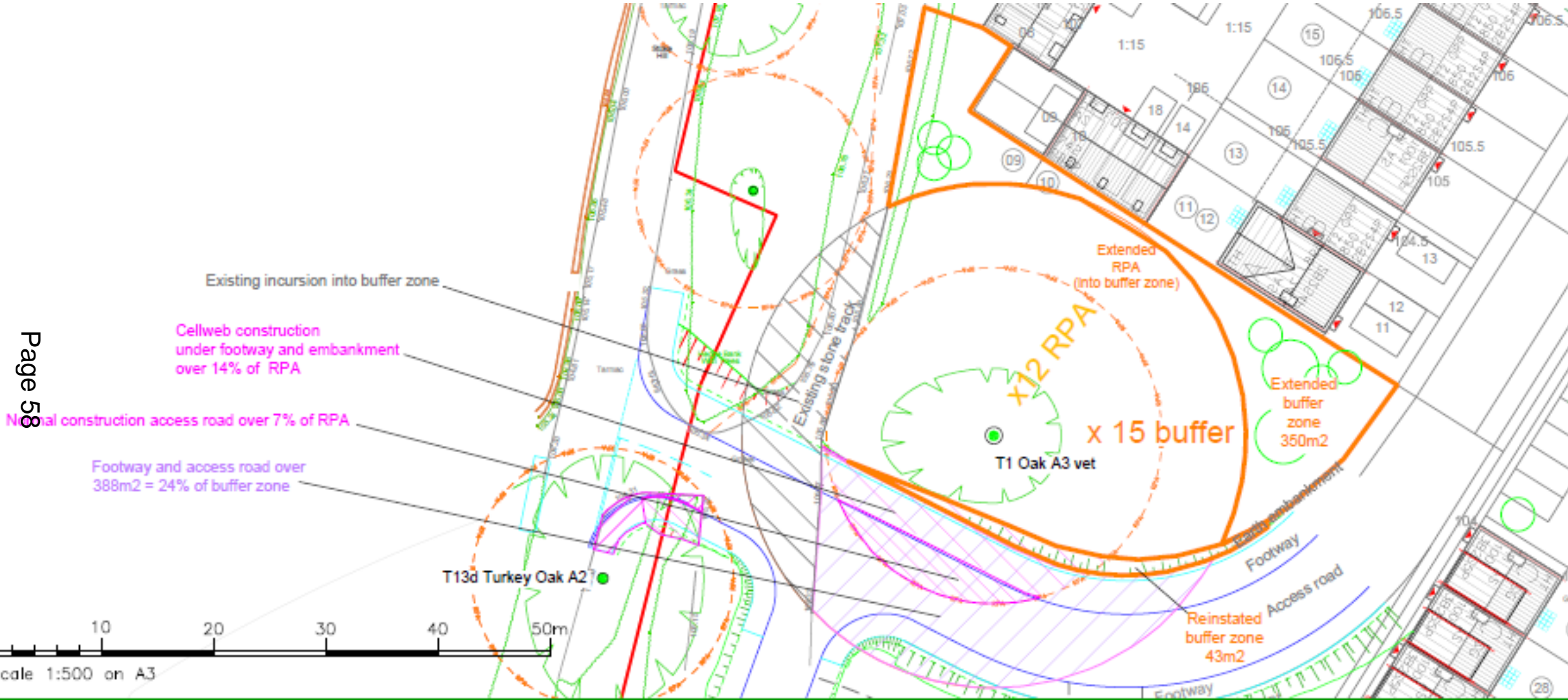


COUNTRY WILDLIFE SITE

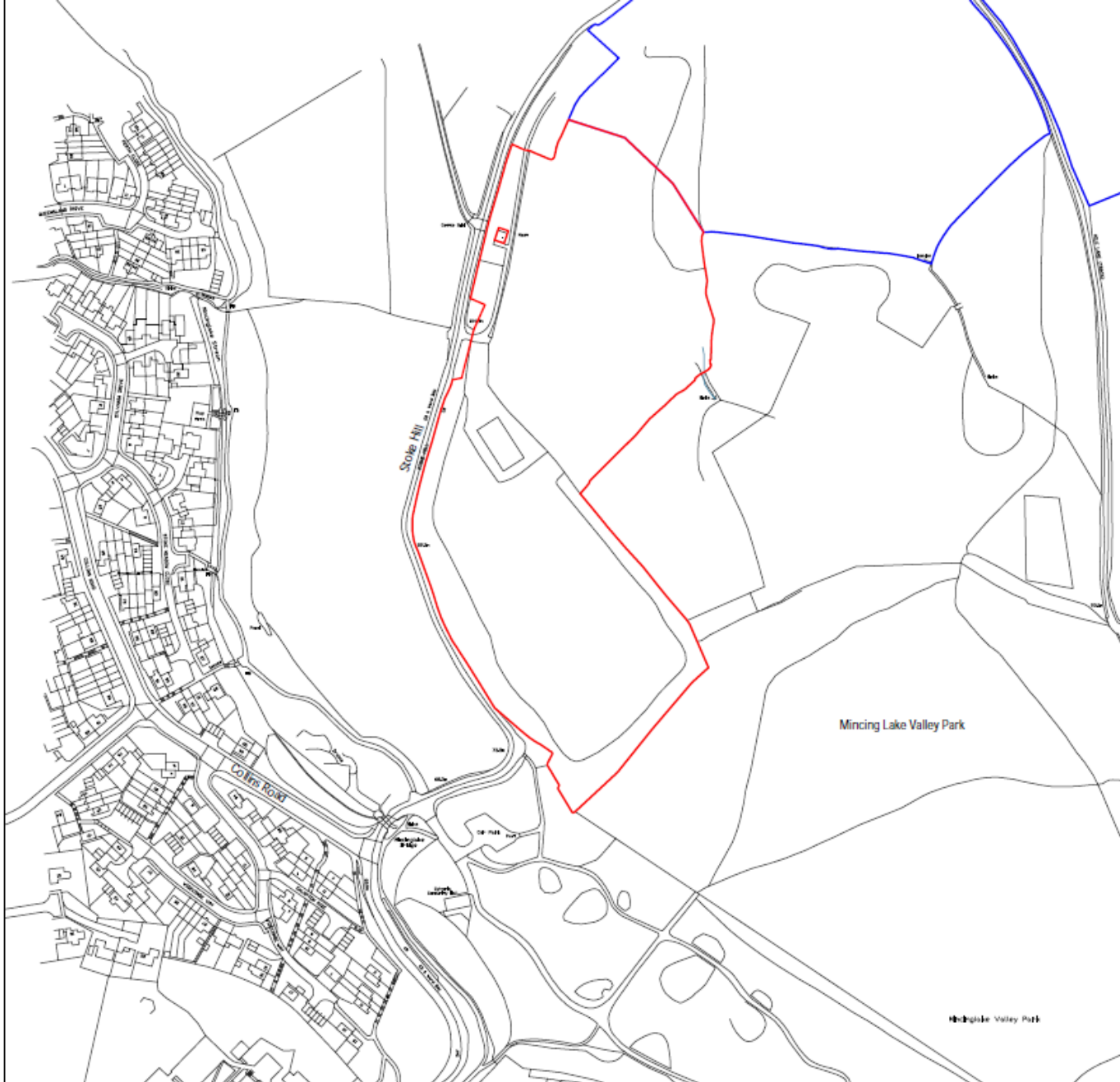


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VALLEY PARKS



T1 VETERAN OAK TREE LOCATION



SITE PLAN

Recommend refusal for the following reasons:

- Harm to character and local distinctiveness, landscape setting and rural nature of the area.
- Reliance on motor vehicles and associated highway safety impacts
- Insufficient information on biodiversity impacts
- Harm to veteran oak tree (T1)
- Absence of Section 106 Legal Agreement

Exeter City Council Planning Committee 29 July 2024



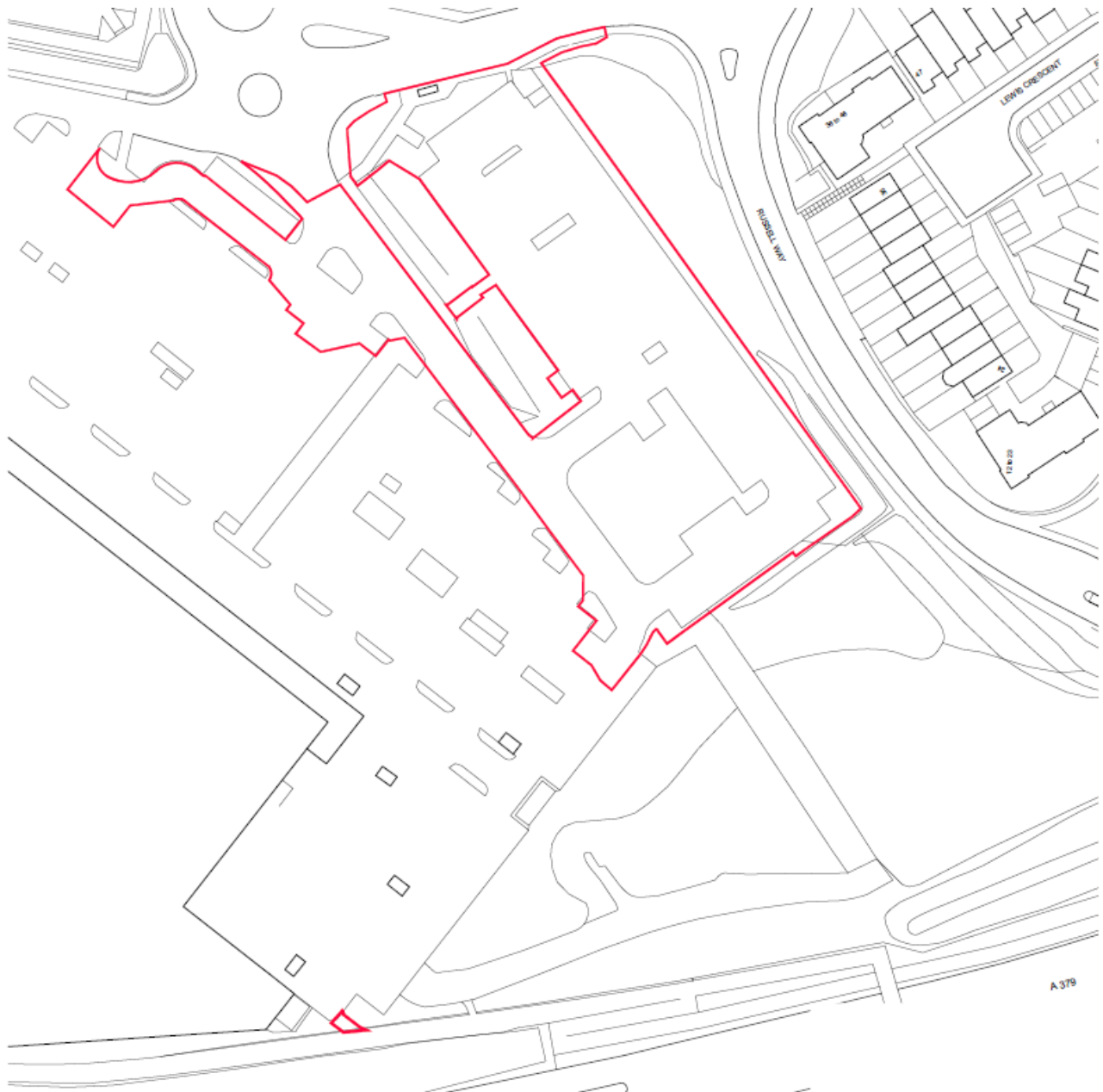
Application 24/0009/FUL

Site: Tesco Stores Ltd, Russell Way, Exeter EX2 7EZ

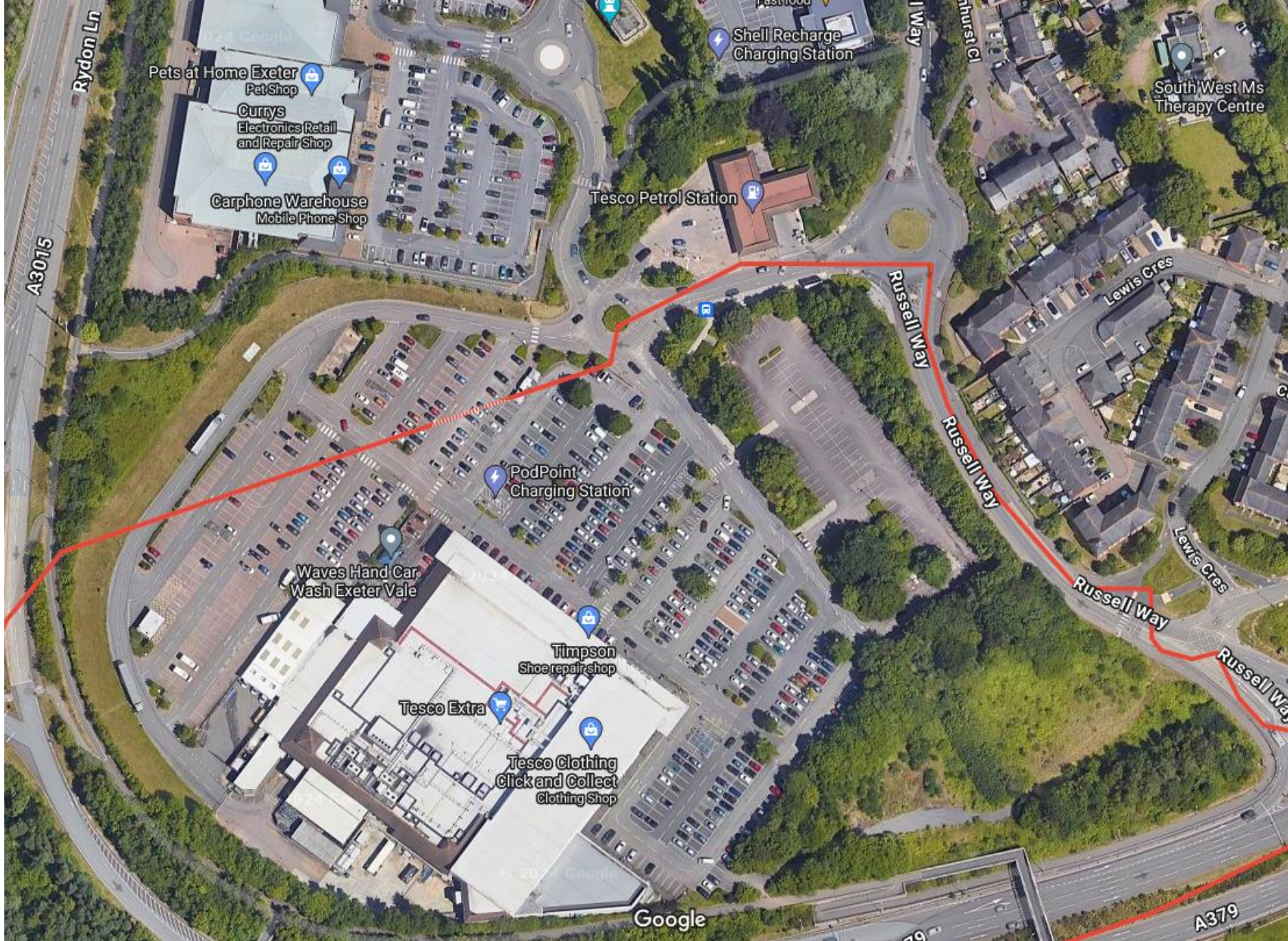
Applicant: McDonald's Restaurants Limited

Proposal: Erection of a freestanding restaurant with drive through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).

Case Officer: Catherine Miller-Bassi

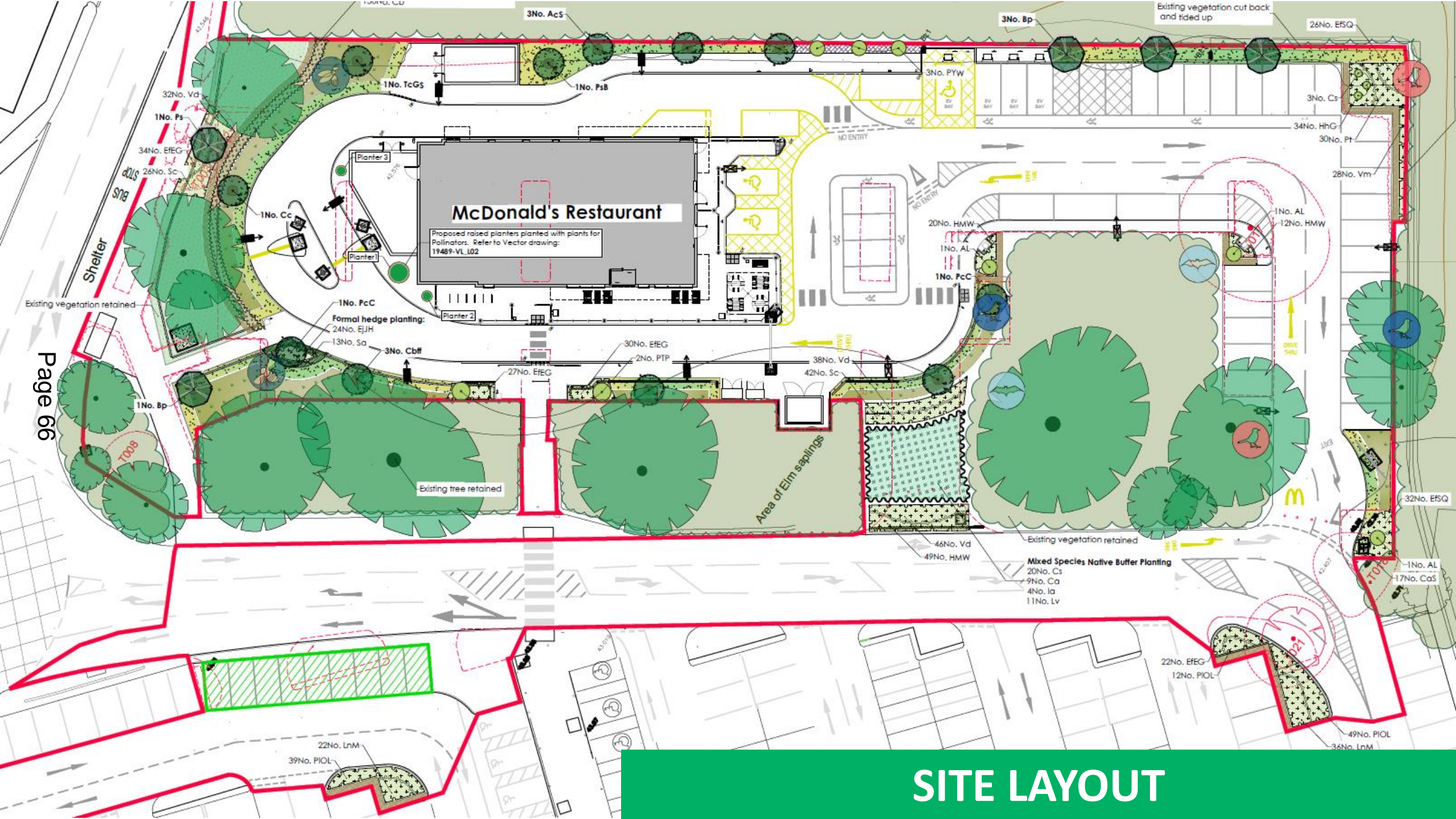


SITE LOCATION PLAN



AERIAL VIEW

- McDonald's restaurant for eating in and take away, with drive-through facility;
- Flat-roofed, single storey building clad in dark grey and timber effect panels with off-white flat canopies;
- 42no. car parking spaces, (3no. accessible, 4no. electric vehicle charging) PLUS 2no. grill bays);
- 12no. cycle spaces;
- Vehicular access from southwest corner of the site;
- Pedestrian access from northwest corner off mini-roundabout and from western side, leading from main Tesco site;
- Footpath to north of site widened and existing bus stop/shelter relocated to accommodate proposed pedestrian access from north.



SITE LAYOUT



NORTH EAST ELEVATION

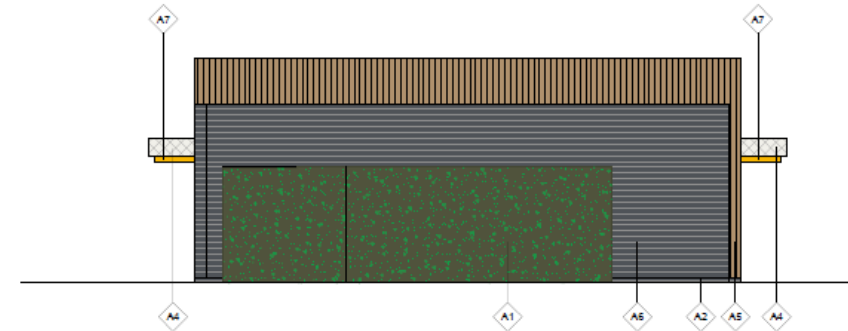


SOUTH EAST ELEVATION

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SOUTH WEST ELEVATION



NORTH WEST ELEVATION

ELEVATIONS

- 26no. **objections** from neighbours:
 - Proximity of fast food outlets – no need for another
 - Traffic
 - Litter
 - Noise & anti-social behaviour
 - Fast food is unhealthy
 - Odour
 - Poor design – out of character with the area

- **However, principle of proposed use is ACCEPTABLE:**
 - Existing lawful use of site is commercial – part of Tesco superstore site – a purpose-built retail development
 - Local Plan Policy S5 permits hot food takeaways within purpose-built retail developments
 - NPPF sequential test undertaken – no other sites suitable or available for this town centre use due to specific requirements of drive-through facility (high level of passing traffic & adequate site area for parking and driving circuit)
 - No policies in Local Development Plan (inc NPPF) that limit quantum of hot food takeaways or their proximity to other uses (eg schools/takeaways etc)

- NO objections from consultees including Local Highway Authority and Environmental Health
- Urban Design Officer has **withdrawn** previous objections:

I have reviewed the most recently updated drawings and I am grateful for the minor improvements that have been made by the applicants. I continue to have reservations about the quality of the public realm within the site and the conflicts created between the patterns of pedestrian and vehicular movements, but these are an inevitable consequence of the combination of a conventional restaurant with a drive-through facility on a somewhat difficult site. On balance, I wish to withdraw my earlier objection, recognising that there is no specific national or local design policy governing this development type.

- Officer initial concerns have been **adequately addressed** as follows:
 - The **green living wall** would soften blank north elevation
 - North elevation would be well screened by high no. retained & proposed new trees
 - Fewer trees to be removed than originally proposed
 - **Landscaping represents substantial improvement** over existing situation – see next slides
 - **Significant biodiversity net gains** – see next slides
 - Flat-roofed commercial design **would NOT be out of keeping** with the character or appearance of the surrounding retail park – see next slides
 - Seating area now more defensible space due to re-routing of pedestrian access and railings – parasol/awning to be conditioned
 - Pedestrian access to building from car park would not be ideal due to requirements of drive-through use but this does not amount to unacceptable harm and **would not** constitute a reason for refusal



- Site lies within a retail park, surrounded by:
- Large areas of car parking
 - Large Tesco superstore adjacent
 - Petrol station adjacent
 - KFC
 - Pizza Hut
 - Currys/Halfords large warehouse style buildings

CHARACTER OF AREA

Petrol station adjacent to north of site



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CHARACTER OF AREA



Large supermarket adjacent to west of site

CHARACTER OF AREA

Very large/extensive building to northwest of site within wider retail park housing Currys etc & KFC & Pizza Hut to north of site, adjacent Grade II listed Brick Built Water Tower



CHARACTER OF AREA

View of northern site boundary showing substantial tree screening (in summer)
proposed to be enhanced



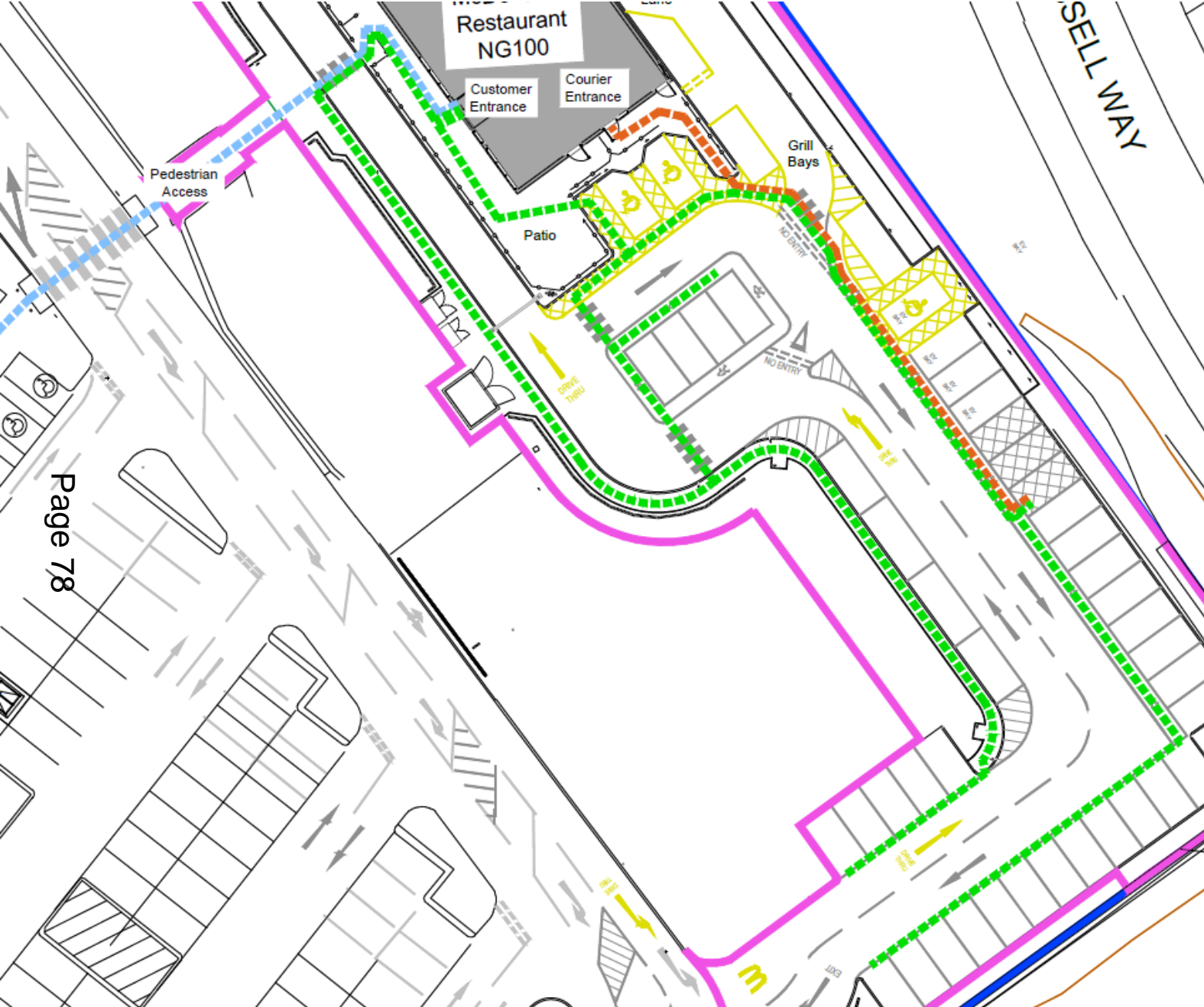
TREE SCREENING (SUMMER)

View of northern site boundary showing substantial tree screening (even in winter)
proposed to be enhanced



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TREE SCREENING (WINTER)



Plan showing:

- Pedestrian route into restaurant from car park in green
- From Tesco in blue
- Couriers in red who would park in cross hatched bays to right of image
- No footpath for bays adjacent vehicular access to site
- However, no objections from Highways on this element
- Also, no change over existing arrangement
- Not ideal BUT safe pedestrian access is deemed to be provided

PEDESTRIAN ACCESS

- 6no. trees would be removed (1no. category 'B' tree (T017) & 4no. category 'C' trees would be removed. 1no. tree to be removed irrespective of this application)
- 15no. existing trees would be retained
- Biodiversity Enhancements include:
 - *16no. proposed new trees*
 - *851no. new ornamental shrubs*
 - *24no. new formal hedging plants*
 - *130no. single species native boundary hedging plants*
 - *11no. specimen shrub plants*
 - *44no. mixed species native buffer plants*
 - *Wildflower rich lawn*
 - *2no. bat boxes*
 - *2no. bird boxes*
 - *2no. starling squares*
 - *2no. bee/insect hotels*
 - *Overall, more than 1000 shrubs/hedging/trees etc proposed*

- Conditions recommended to mitigate potential adverse impacts and render these elements acceptable:
 - Green wall
 - Landscaping & biodiversity enhancements & maintenance
 - Bus stop & footpath improvements
 - Anti-social behaviour
 - Noise
 - Litter
 - Odour
- In addition to standard conditions

- **Benefits**

- Use of brownfield site – part of Tesco superstore carpark not currently used
- Efficient use of land
- Employment opportunities in construction & operational phase (**62no. FTE**)
- CIL chargeable
- Biodiversity and landscape enhancements (mandatory 10% BNG not applicable)
- All the above afforded **substantial positive weight cumulatively**

- **Adverse impacts**

- 26no. objections
- Potential for odour, noise, litter, anti-social behaviour (mitigation controlled via condition to render acceptable)
- Potential for late night opening (controlled via premises licence beyond Planning)
- By reason of mitigation proposed, the above is cumulatively afforded **modest negative weight**

- The scheme is acceptable in principle – in accordance with Development Plan
- NPPF paragraph 11. states:
Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay...
- The adverse impacts of this proposal **would NOT outweigh the benefits**
- Therefore, planning permission should be **GRANTED** subject to conditions