

PLANNING

Date: Monday 7 October 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-Boam, Mitchell, M, Pole and Rolstone

Presentation

5 Planning Application No. 24/0655/FUL - 21 Huntsham Road, Exeter EX1 3GH

To consider the report of the Strategic Director for Place.

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Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 11 November 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
07 October 2024



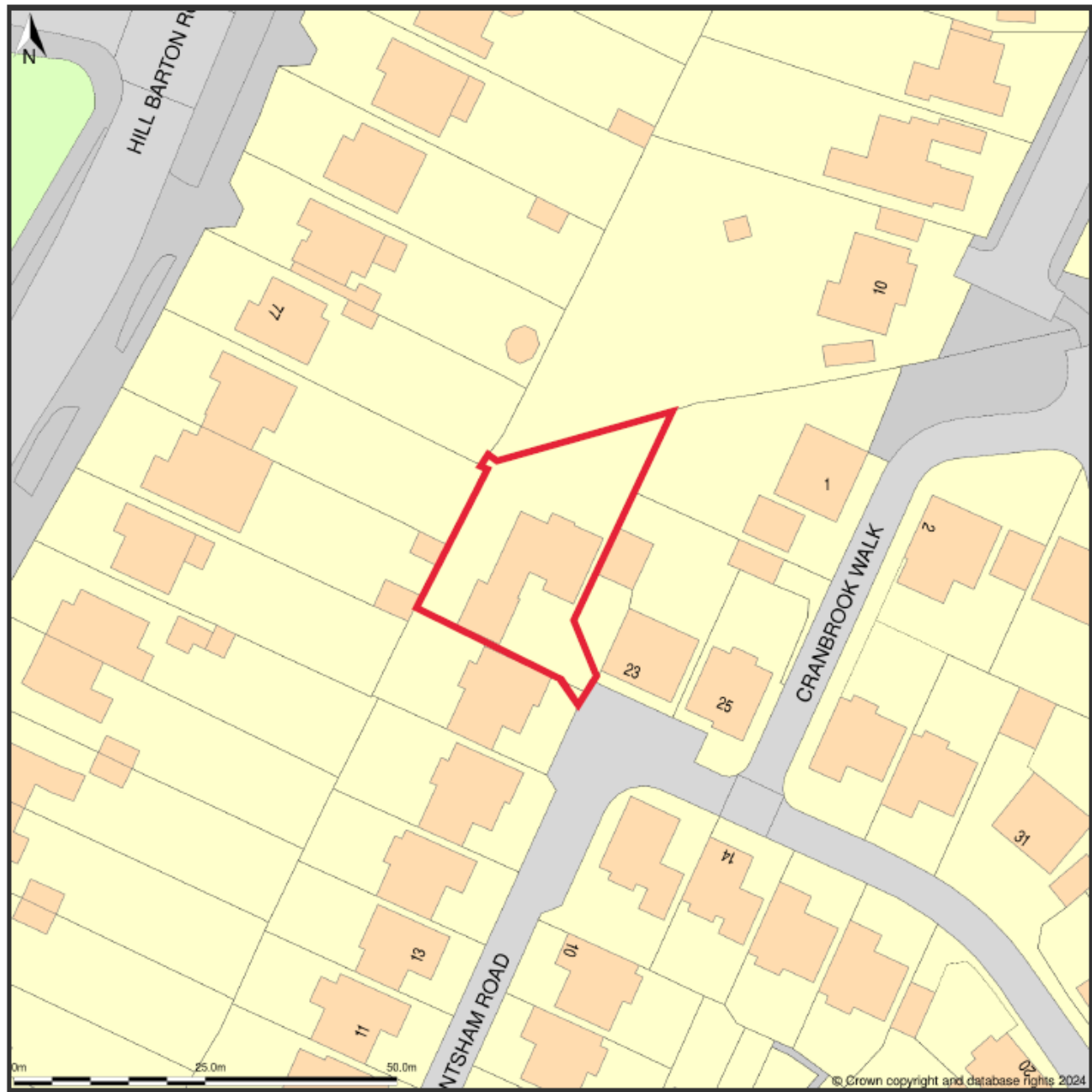
Application 24/0655/FUL

Site: 21 Huntsham Road, Exeter, EX1 3GH

Applicant: CRS 360 LTD

Proposal: Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2)

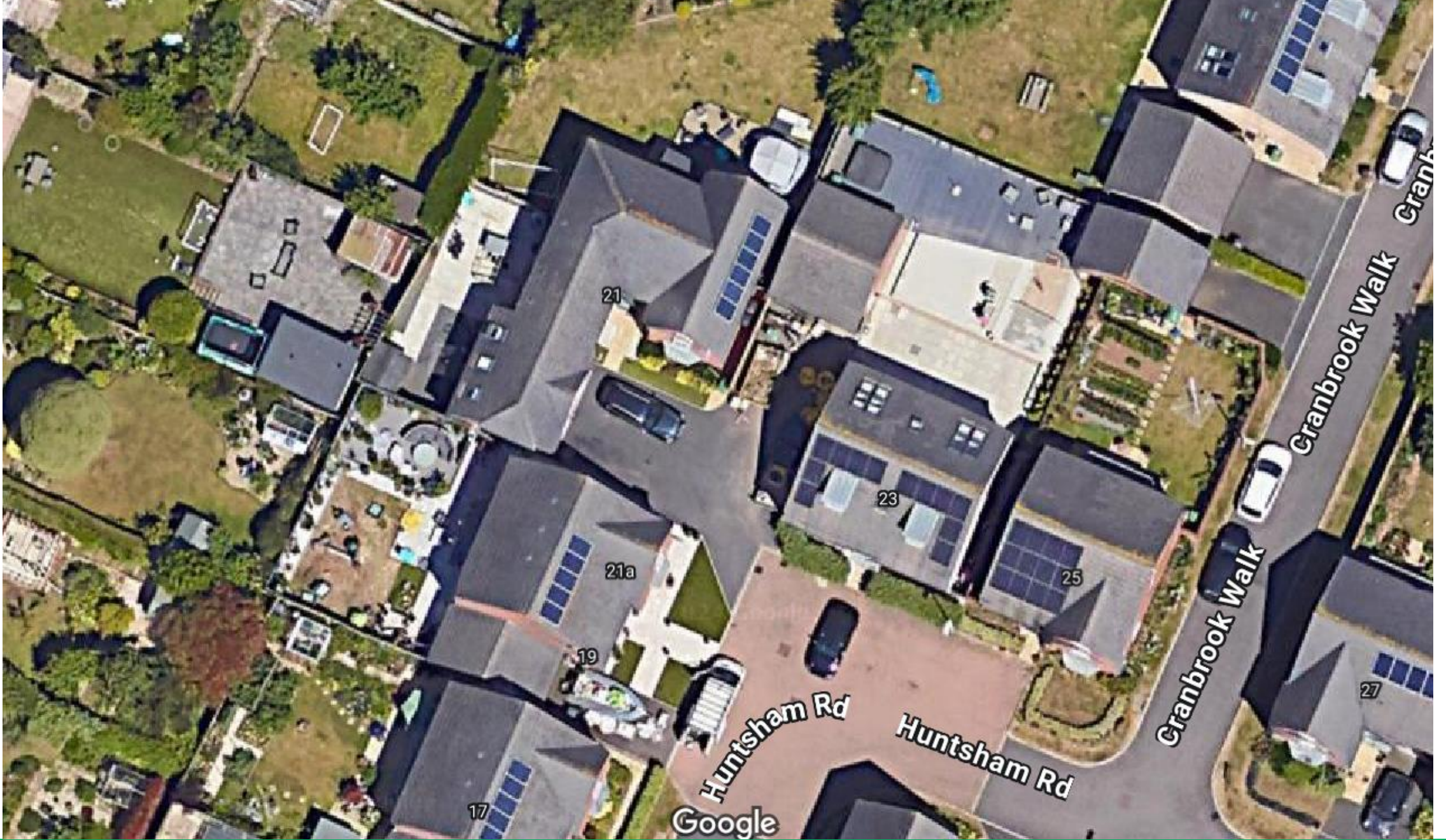
Case Officer: Laura Dymond



SITE LOCATION PLAN



AERIAL VIEW



AERIAL VIEW





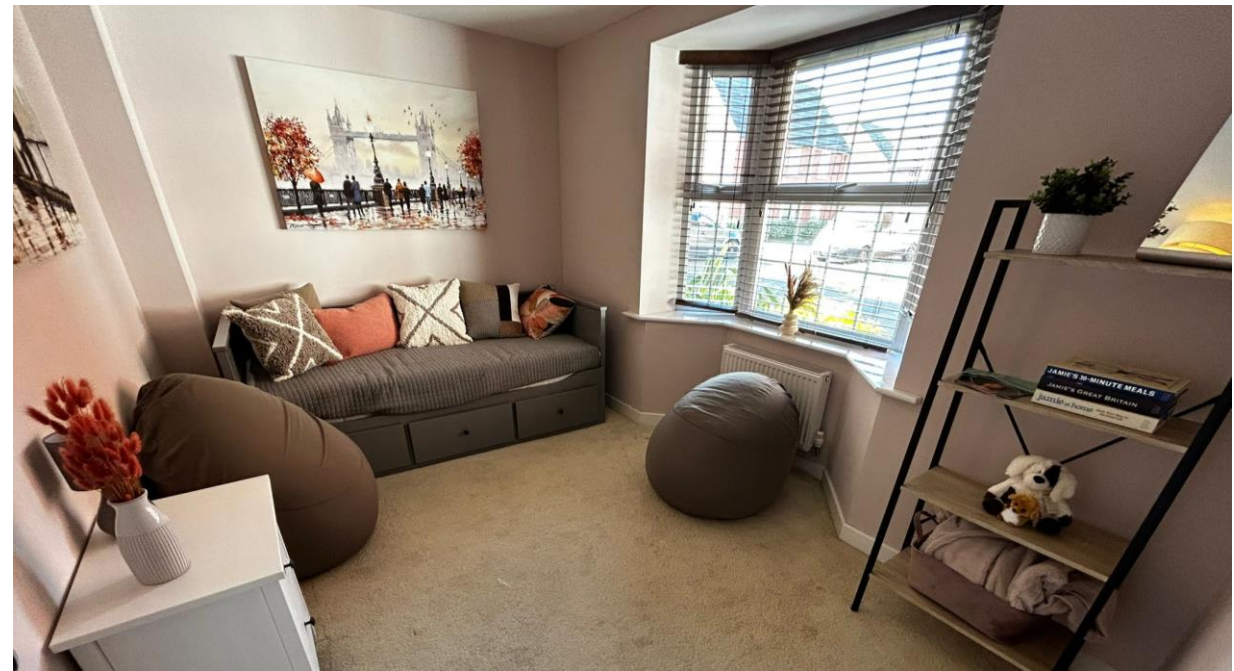
Looking south along Huntsham Road



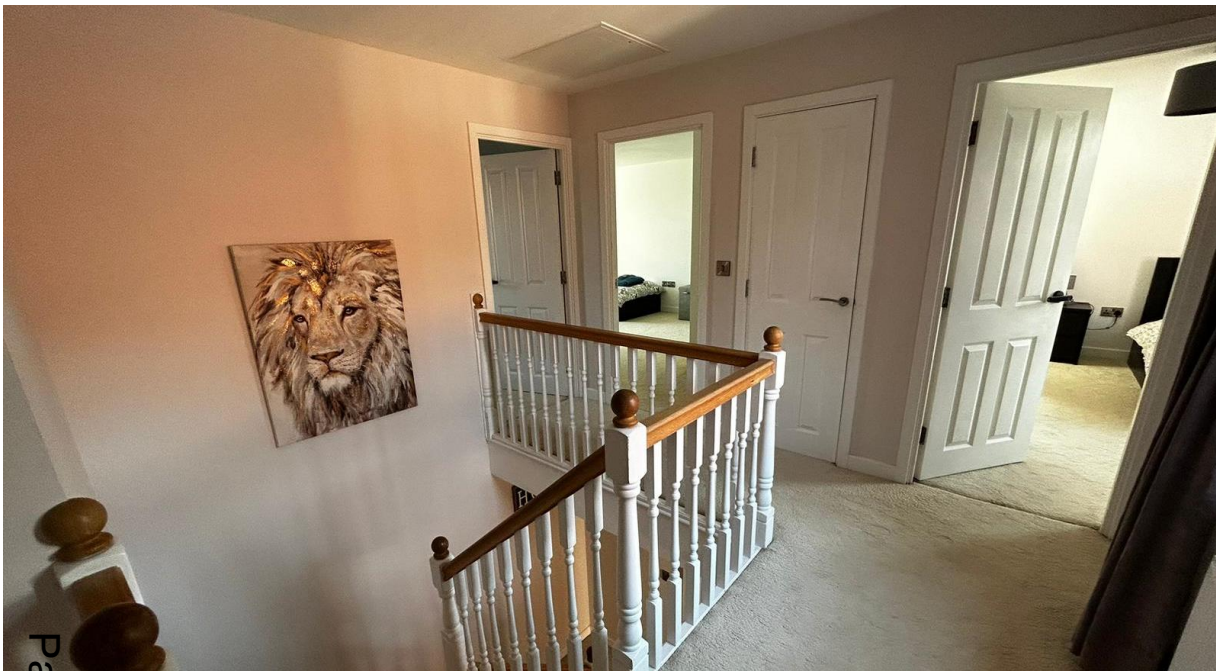
21 Huntsham Road from Cranbrook Walk junction



Looking east along Huntsham Road



21 Huntsham, Road - inside



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21 Huntsham Road - inside



21 Huntsham Road – inside and garden



21 Huntsham Road rear garden



FLOOR PLANS

- **Change of use** from residential dwelling (Use Class C3) to residential children's home (Use Class C2)
- **Up to three children** aged between 7 and 17
- **Three adults** in the home to support them alongside **a manager**
- **Seven people will be in the house** throughout the day
- Up to **6 will sleep overnight** (including the children)

- **Devon and Cornwall Police** – no objection
- **Devon County Council Highways** – no objection
- **Devon and Cornwall Fire and Rescue Service** – no objection

- **56 objections** and a **petition with 153 signatures**, including:
 - Parking and Access
 - Traffic and Movement
 - Neighbourhood Concerns
 - Fire risk

- **Principle of change of use**
 - Specialist housing planning uses, including C2 use, are acceptable in residential areas and are supported by a range of local and national planning policies
- **Access, parking and other highway issues**
 - Highway Officer has no objection: proposal likely to generate similar levels of vehicle movements as existing dwelling.

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- **Impact on neighbours' amenity**

- Given limited number of children and number of staff, space within property, and size of garden, proposed use will not harm neighbours' amenities and would be like family occupation of the property.
- The planning system does not judge potential behaviour of individual occupants because of their age or background.
- No objection from the police.

GRANT planning permission, subject to conditions including

- no more than three children at any time
- premises shall be used for a children's home within Use Class C2 only
- green travel plan to be provided

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