

## **PLANNING**

Date: Monday 16 December 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

## **Agenda – Update Sheet**

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

#### **9 Update Sheet**

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### **Date of Next Meeting**

The next scheduled meeting of the Planning Committee will be held on **Monday 13 January 2025** 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.

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

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## PLANNING COMMITTEE

16<sup>th</sup> December, 2024

### ADDITIONAL INFORMATION

#### Correspondence received and matters arising following preparation of the Agenda

##### **Item 5: Planning Application No. 24/0531/RES – Land at Redhills, Exwick Lane, Exeter**

A new version of the National Planning Policy Framework (NPPF) was published on 12 December 2024.

The revised NPPF has been examined and there are no revisions that materially impact on the assessment, conclusion and recommendation for this item.

##### **Item 6: Planning Application 24/1195/VOC - Land North East of 371 Topsham Road**

A new version of the National Planning Policy Framework (NPPF) was published on 12 December 2024.

The revised NPPF has been examined and there are no revisions that materially impact on the assessment, conclusion and recommendation for this item.

The conditions in the committee report are updated to the following:

1. The development hereby permitted shall be carried out in complete accordance with the approved plans listed below:

- Location Plan (KGV\_EX\_1.0A)
- Proposed Site Layout (21.115-001 Rev PL-A) (*'grasscrete or similar' text changed to 'recycled plastic cell gravel'*)
- Plans and Elevations (21.115/002 Rev PL-A)
- Landscape + Ecological Mitigation Plan including Planting Plan (2211-01 Rev B)
- Landscape + Ecological Management Plan (2211--02 Rev B)

**Reason:** To ensure the development is constructed in accordance with the approved plans.

2. No site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 8 am to 6pm Monday to Friday, 8am to 1pm Saturday and at no time on Sundays, Bank or Public Holidays.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby.

3. All works shall be carried out and completed in accordance with the approved archaeological scheme submitted in application 24/0365/DIS.  
**Reason:** To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.
4. The development shall operate and be managed in accordance with the approved Environmental Noise Assessment and other details submitted in application 24/0504/DIS.  
**Reason:** In the interests of local amenity.
5. The building shall not be occupied until the approved drainage design and other details submitted in application 24/0498/DIS have been implemented. The drainage shall thereafter be maintained in accordance with the approved Drainage Maintenance Plan submitted in application 24/0498/DIS.  
**Reason:** To ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG.
6. The building shall be constructed and maintained in accordance with the approved Energy and Water Efficiency Statement submitted in application 24/0365/DIS.  
**Reason:** In the interests of sustainability in accordance with Policy CP15 of the Core Strategy.
7. The approved tree and hedge protection scheme submitted in application 24/0537/DIS shall continue to be implemented for the duration of the construction of the development.  
**Reason:** To protect the trees and hedges on site during construction works.
8. The development shall be carried out in accordance with the approved Waste Audit Statement and Appendix Form B submitted in application 24/0365/DIS.  
**Reason:** To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document.
9. The recommendations of the approved Asbestos Statement and Preliminary Unexploded Ordnance (UXO) Risk Assessment submitted in application 24/0365/DIS shall continue to be implemented.  
**Reason:** In the interests of public safety.
10. The building shall be constructed in accordance with the approved Materials Schedule submitted in application 24/0409/DIS.  
**Reason:** To ensure that the materials are appropriate for the landscape setting, in accordance with Policies CP16 and CP17 of the Core Strategy, and saved Policies LS1 and DG1 of the Exeter Local Plan First Review.
11. The fence along the Rydon Lane boundary shall be implemented in accordance with the approved details submitted in application 24/0993/DIS.

**Reason:** To ensure the fence has an appropriate design for the landscape setting, in accordance with Policies CP16 and CP17 of the Core Strategy, and saved Policies LS1 and DG1 of the Exeter Local Plan First Review.

12. The landscaping and ecology work shown on drawing numbers 2211-01 Rev B ('Landscape + Ecological Mitigation Plan including Planting Plan') and 2211--02 Rev B ('Landscape + Ecological Management Plan') shall be implemented, managed and monitored in accordance with the approved information submitted in application 24/1256/DIS.

**Reason:** To enhance biodiversity on the site in accordance with Policy CP16 of the Core Strategy and paragraphs 187 and 193 of the NPPF (2024).

13. The approved Border Management Plan submitted in application 24/0993/DIS shall be implemented.

**Reason:** To ensure that the borders of the site are managed appropriately in the interests of the amenity of the neighbouring land uses.

14. Prior to the occupation/first use of the facility hereby approved, cycle parking shall be provided on-site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be maintained at all times thereafter.

**Reason:** To encourage sustainable travel in accordance with saved Policy T3 of the Exeter Local Plan First Review, the Sustainable Transport SPD and paragraph 112 of the NPPF (2024).

15. The disabled parking spaces shown on approved drawing number 2211-04 A ('Detailed Car Park Layout') submitted in application 24/0993/DIS shall be provided prior to the occupation/first use of the development and retained for disabled parking thereafter.

**Reason:** In the interests of equality and to comply with the minimum car parking standards for disabled users in Table 4 of the Sustainable Transport SPD.

16. The Electric Vehicle (EV) charging points shown on the approved details submitted in application 24/0993/DIS shall be provided prior to the occupation/first use of the development and maintained thereafter.

**Reason:** In the interests of sustainability taking into account guidance in the Sustainable Transport SPD and paragraph 112e) of the NPPF (2024).

17. The facility will open during daylight hours only and when daylight allows not outside the hours of 9:30am to 9.30pm on Mondays to Fridays and 10:00am to 8:00pm on Saturdays, Sundays and Bank/Public Holidays.

**Reason:** To prevent the need for lighting in the interests of biodiversity and in the interests of local amenity.

18. No external security lighting shall be provided on the building or in the car park unless this is otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of protecting local amenity and biodiversity.

19. Reduced/limited flight golf balls shall be used in the facility only and no other type of golf ball shall be used.

**Reason:** In the interest of highways safety.

20. No herbicides, pesticides or fertilisers shall be used on the site.

**Reason:** In the interests of biodiversity.

***New condition***

21. Prior to the laying of the surface material of the car park, the colour and specification of the surface gravel shall be submitted to and approved in writing by the Local Planning Authority. The surface gravel shall be provided and maintained as approved.

**Reason:** To ensure that the colour and specification of the gravel is appropriate for the landscape setting, in accordance with Policies CP16 and CP17 of the Core Strategy, and saved Policies LS1 and DG1 of the Exeter Local Plan First Review.