

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

Presentations

5 Planning Application No. 24/0531/RES - Land At Redhills, Exwick Lane, Exeter

To consider the report of the Strategic Director for Place.

(Pages 3 -
22)

6 Planning Application No. 24/1195/VOC - Land North East Of 371 Topsham Road, Access To West Of England School, Exeter

To consider the report of the Strategic Director for Place.

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- 42)

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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Exeter City Council Planning Committee 16 December 2024



Exeter
City Council

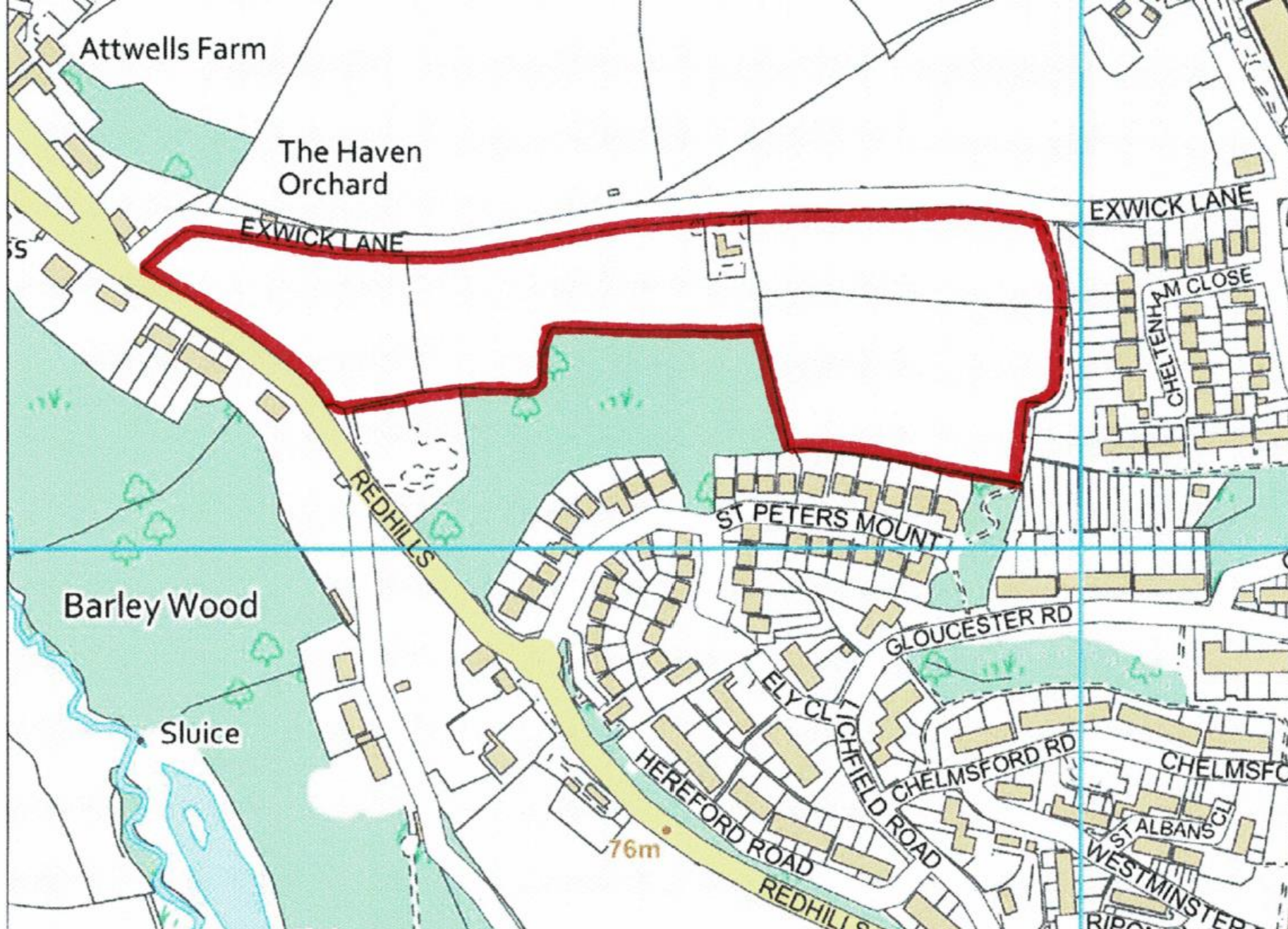
Application 24/0531/RES

Site: Land at Redhills, Exwick Lane, Exeter

Applicant: Tilia Homes Limited

Proposal: Reserved Matters Application (appearance, landscaping, layout and scale) pursuant to outline planning permission 20/1380/OUT for residential development of 80 homes and associated infrastructure

Case Officer: Christopher Cummings



SITE LOCATION PLAN



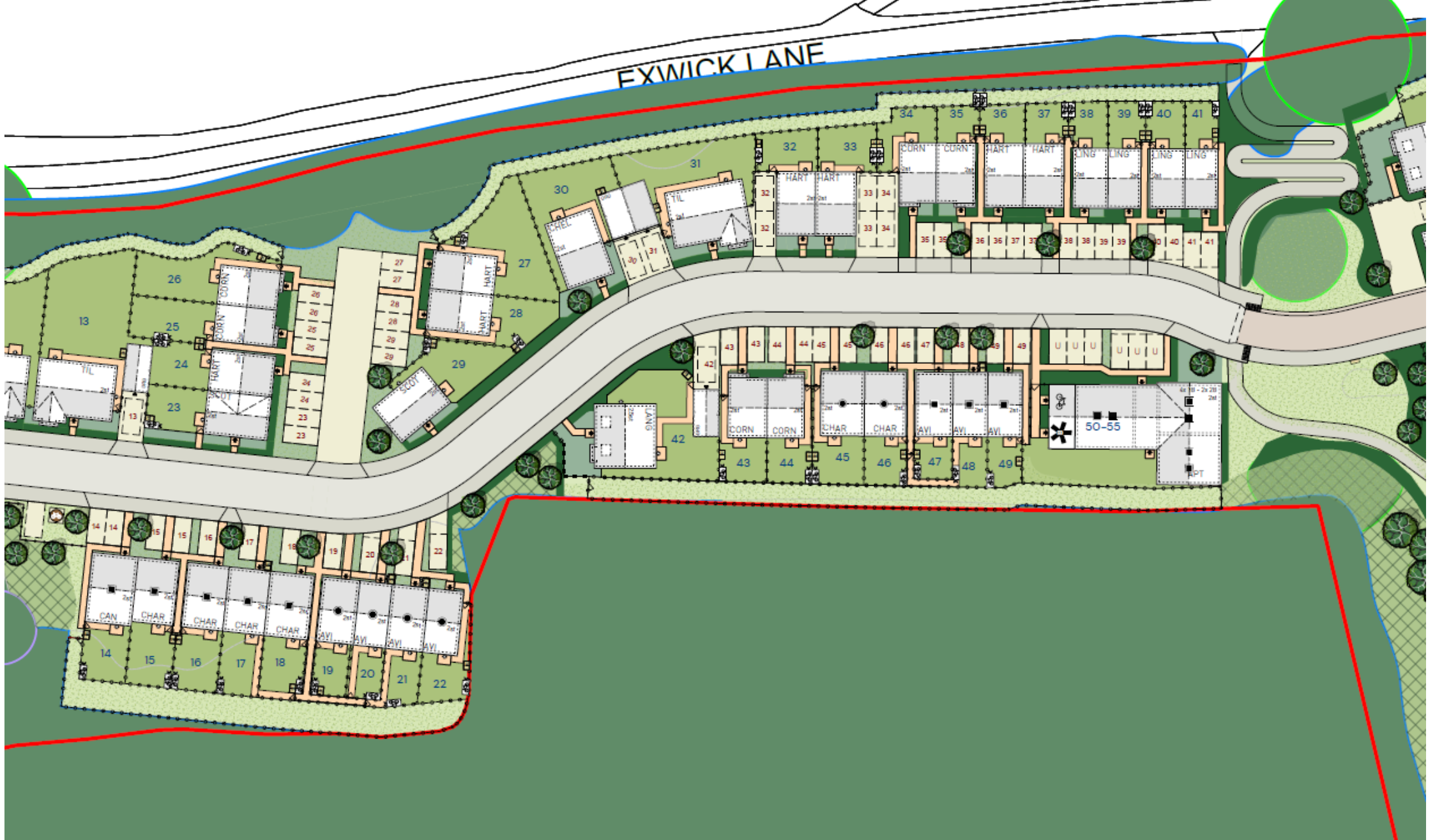
AERIAL VIEW



PROPOSED SITE PLAN



CHARACTER AREA 1



CHARACTER AREA 2



CHARACTER AREA 3`

Attenuation Crates:

Depth: 1.2m
Length: 16.5m
Width: 9.0m
Area: 148.5m²
Volume: 169m³ (95% VR)

Base Level: 87.500
Soffit Level: 88.700

Min 0.9m cover to soffit

1/200 fall across crates

Manhole immediately
upstream of attenuation
basin to feature silt trap.

optimum

1200-5000

Manhole immediately
upstream of attenuation
basin to feature silt trap.

Attenuation Basin 02

1.5m deep, including
0.3m freeboard.

Base Level 90.500
Top Water Level 91.700
Top of Basin 92.000

Volume at Top of Water
Level 159m³

Flow Control Chamber

Type: Hydrabrace optimum
Design Head: 1.2m
Design Flow: 0.5l/s
Mundel Dwt

DRAINAGE LAYOUT WEST

DRAINAGE LAYOUT EAST



VISUALS – LITCHFIELD ROAD AS EXISTING



VISUALS – LITCHFIELD ROAD YEAR 1



VISUALS – LITCHFIELD ROAD YEAR 15



VISUALS – ST PETERS MOUNT EXISTING



VISUALS – ST PETERS MOUNT YEAR 1



VISUALS – ST PETERS MOUNT YEAR 15

- Principle of development and access point established through Outline appeal decision 20/1380/OUT

- Pre-application and revisions through the application by the developer to improve the layout and limit the scale of visual harm

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Eastern boundary will have unavoidable visual impact, but steps taken to mitigate for this through design and planting.

- Acceptable occupant and neighbour amenity, drainage and landscaping provided

- Pedestrian access to the site required via existing condition

Grant subject to the conditions set out in Planning Committee Report/Additional Information Sheet

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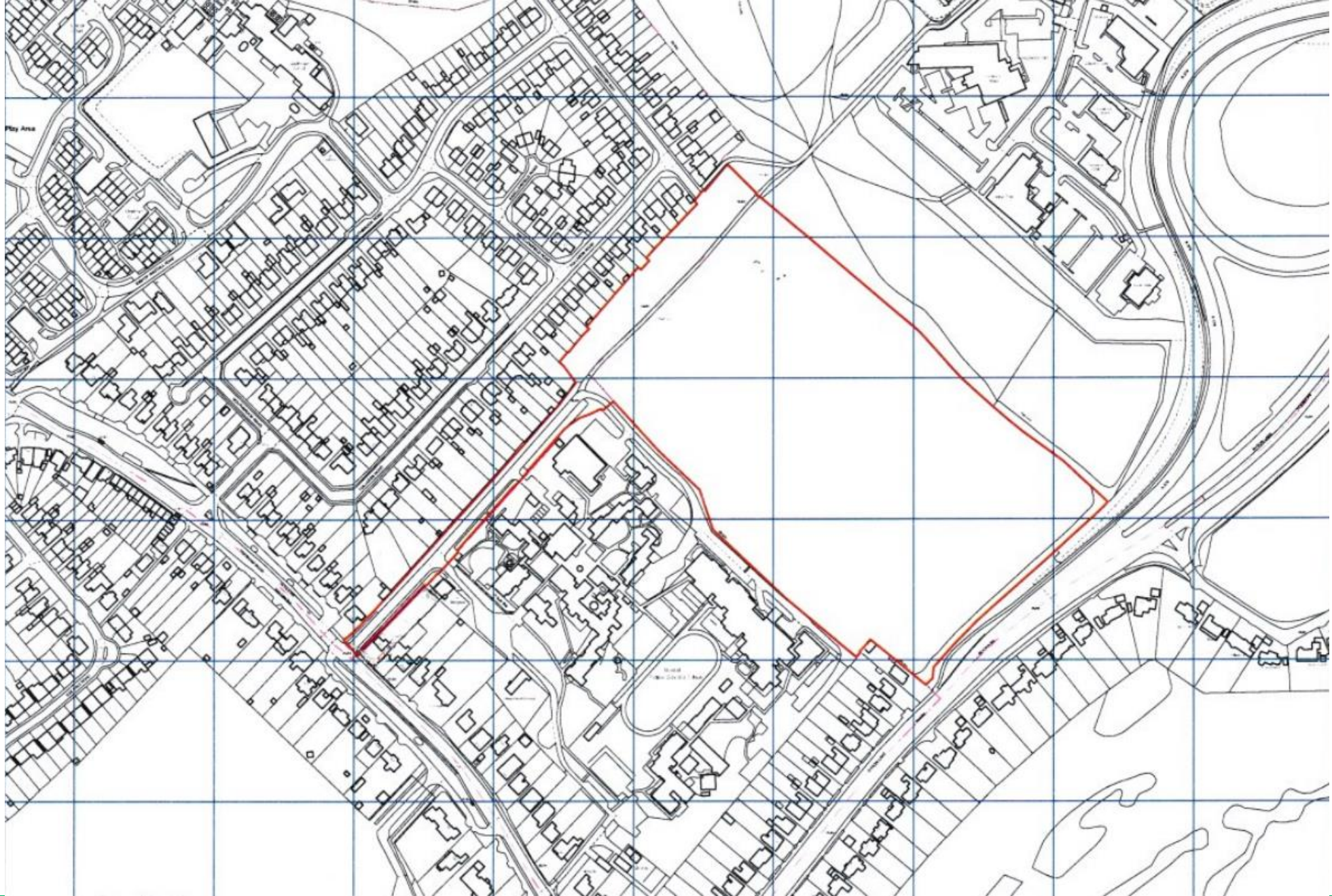
Application 24/1195/VOC

Site: Land North East of 371 Topsham Road, Access to West of England School

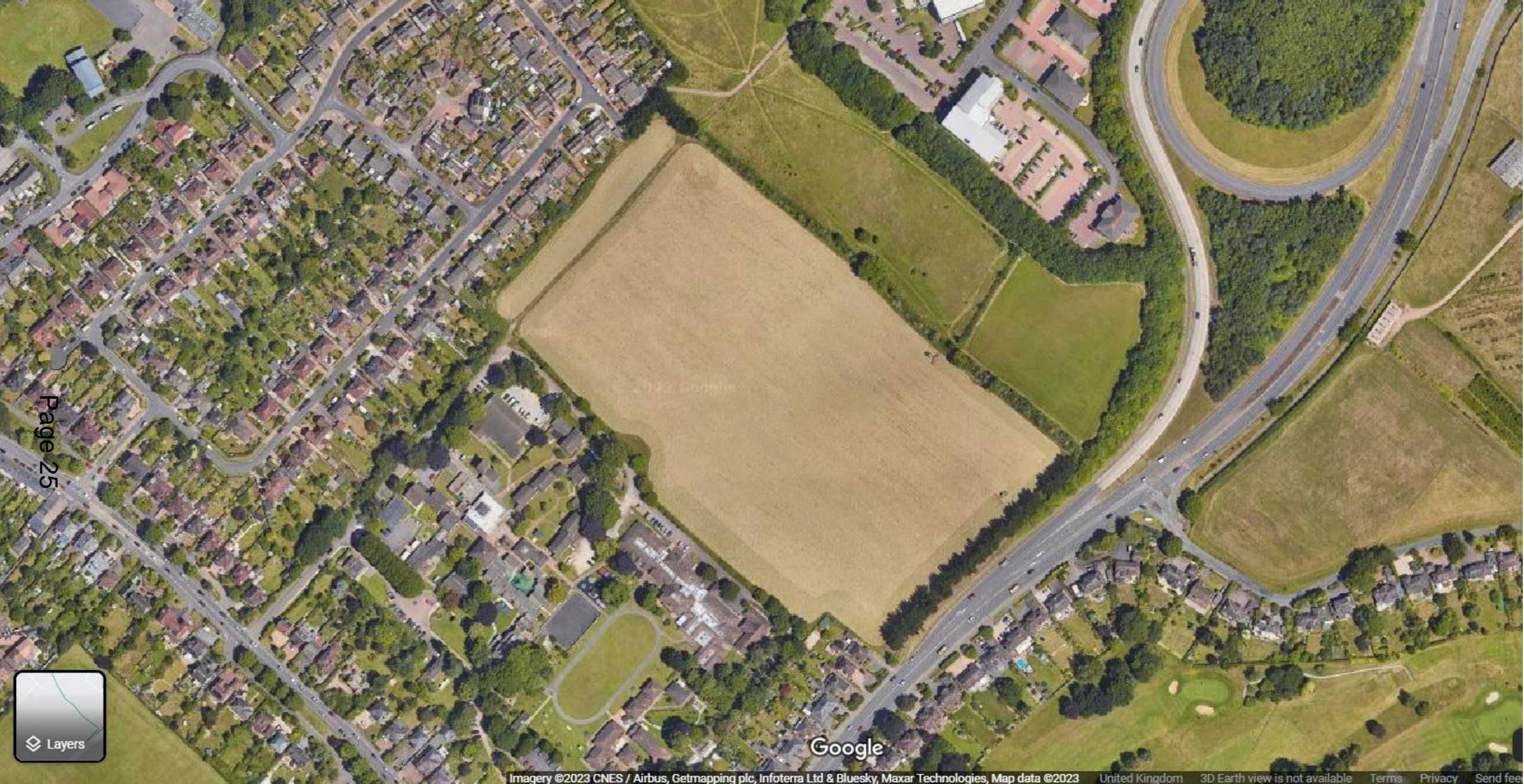
Applicant: Mr Andrew Robbins

Proposal: Development comprising change of use to golf driving range including construction of an 8 bay and 2 bay facility incorporating equipment store and car park (Variation of condition 2 of 21/1676/FUL to change the surface material of the car park from grasscrete or similar to recycled plastic cell gravel).

Case Officer: Matthew Diamond



SITE LOCATION PLAN



AERIAL VIEW





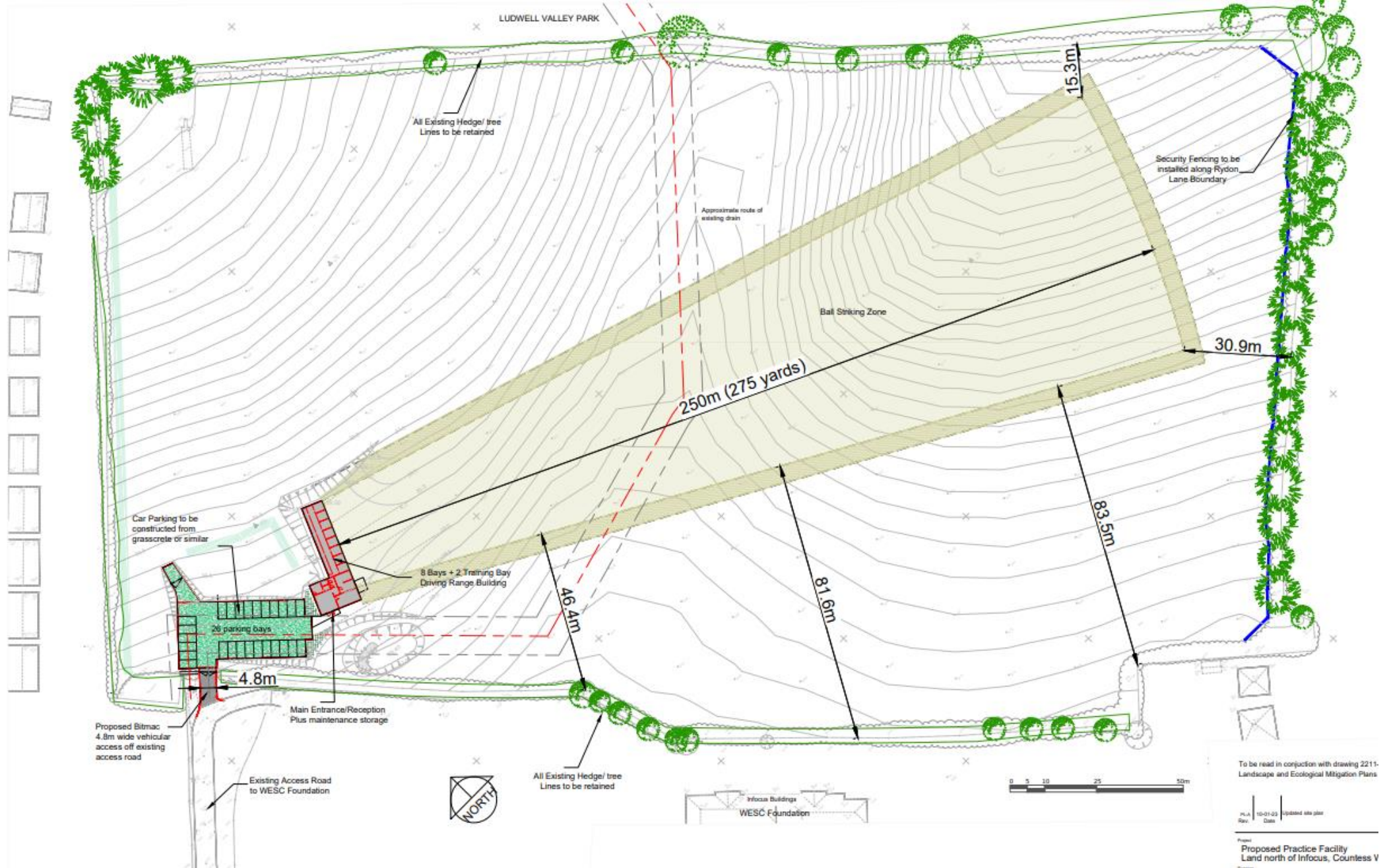
EXISTING GATE/LOCATION OF ACCESS



EXISTING ACCESS ROAD LOOKING SOUTH



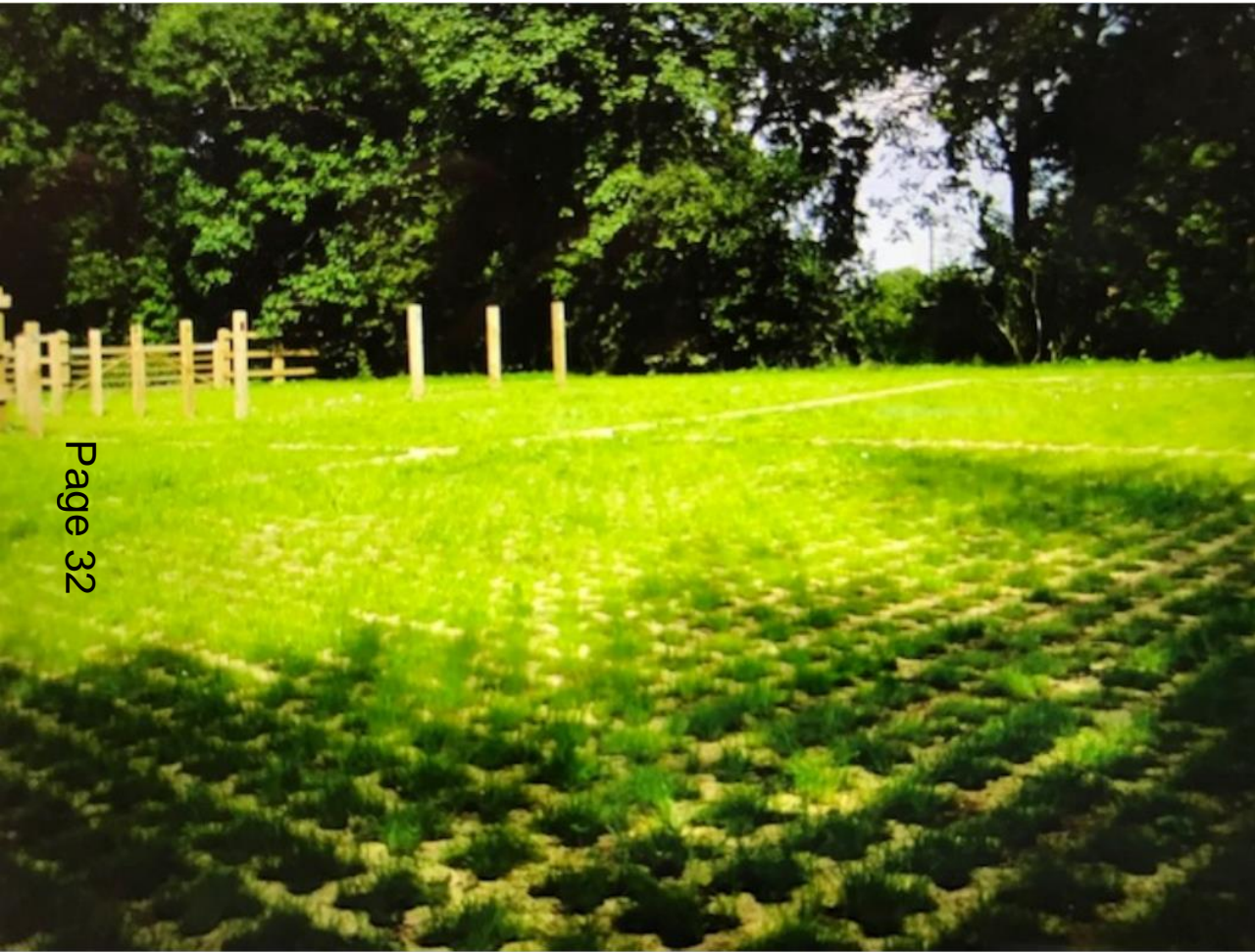
VIEW OF SITE FROM EXISTING ACCESS LOOKING EAST



APPROVED SITE LAYOUT



APPROVED SITE LAYOUT ZOOMED



From: Grasscrete

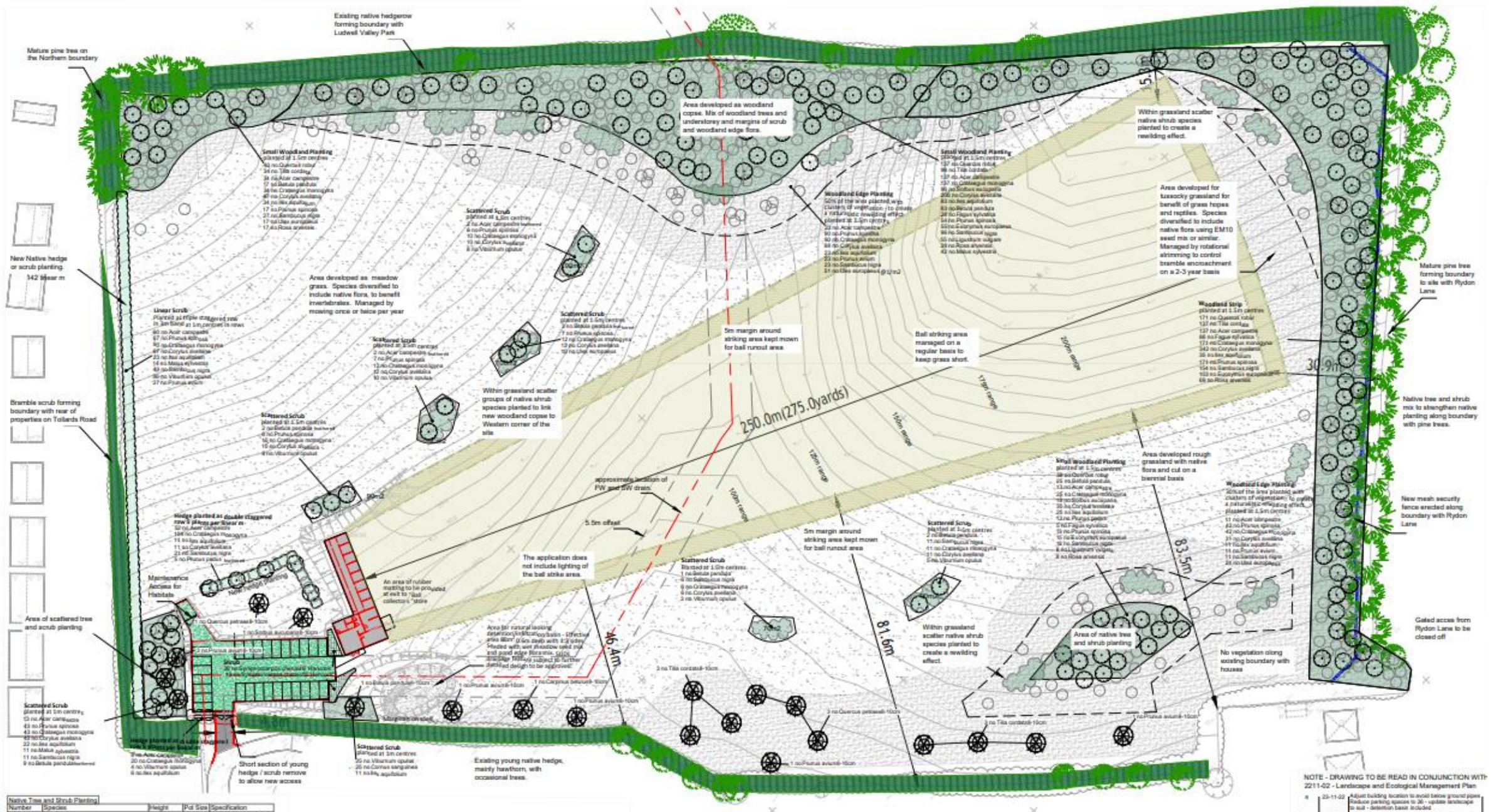


To: Recycled Plastic Cell Gravel

PROPOSED CHANGE



SUGGESTED COLOUR



NOTE - DRAWING TO BE READ IN CONJUNCTION WITH:
 2211-02 - Landscape and Ecological Management Plan
 23-11-02 - Adjust building location to avoid below ground power
 Reduce parking spaces to 30 - update landscape
 to suit - detention basin included

APPROVED PLANTING PLAN



All tree, shrub and grass and flora to be native species. Tree and shrub planting to



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



PREVIOUS PHOTO ZOOMED

APPROVE with conditions as set out in Update Sheet

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