



## 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.

(Pages 23 - 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

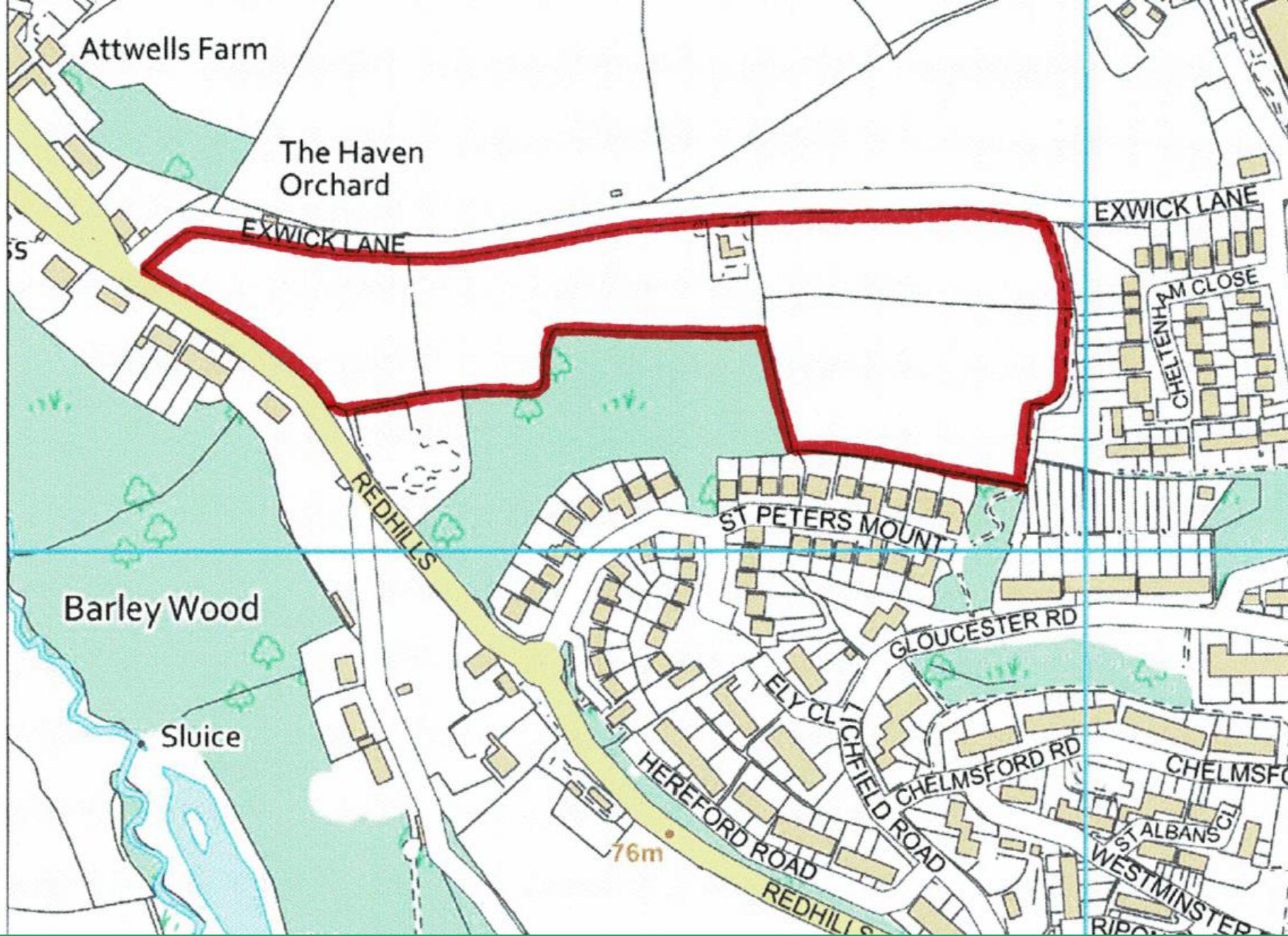
# **Application 24/0531/RES**

**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



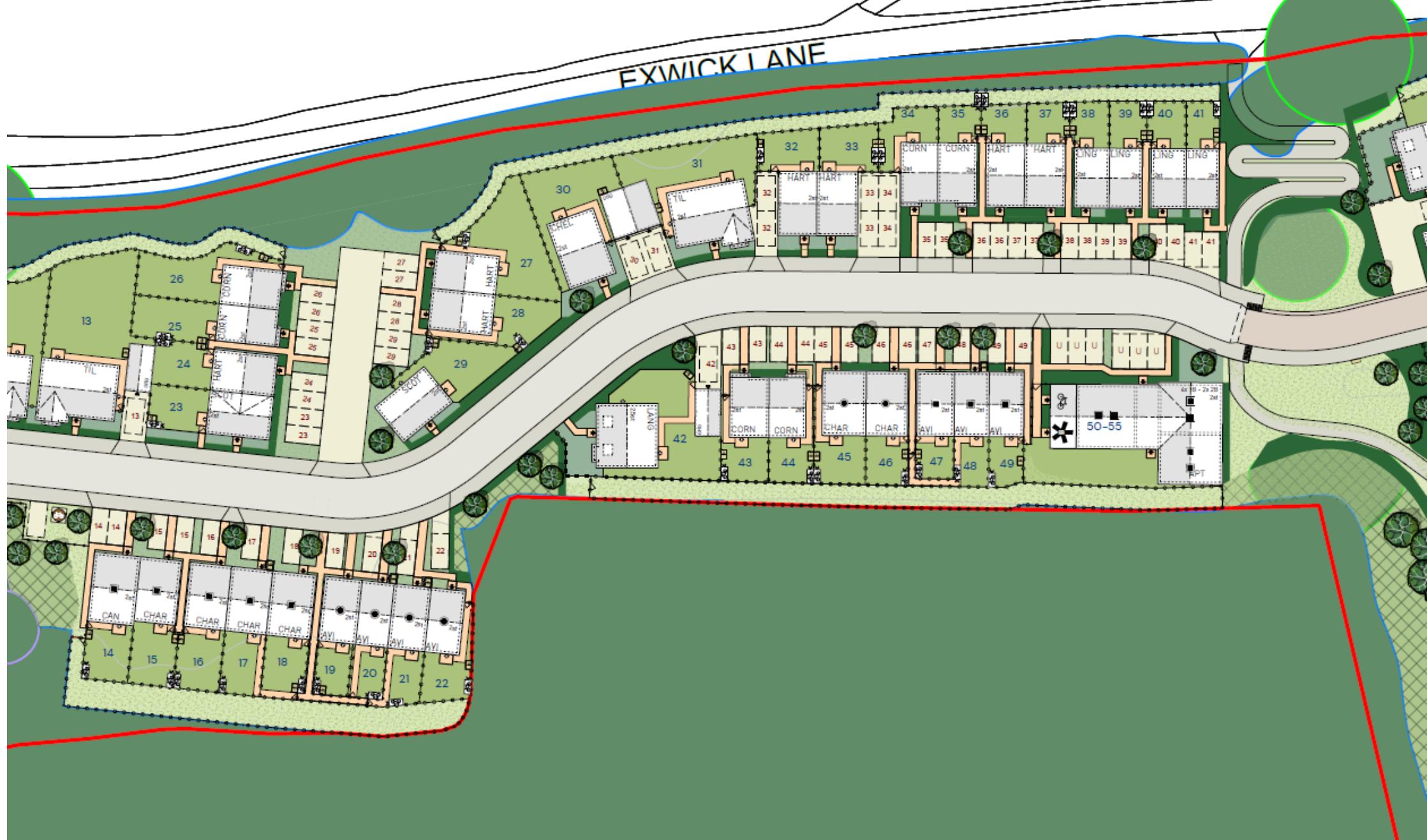
## PROPOSED SITE PLAN



## CHARACTER AREAS

## The Haven Orchard

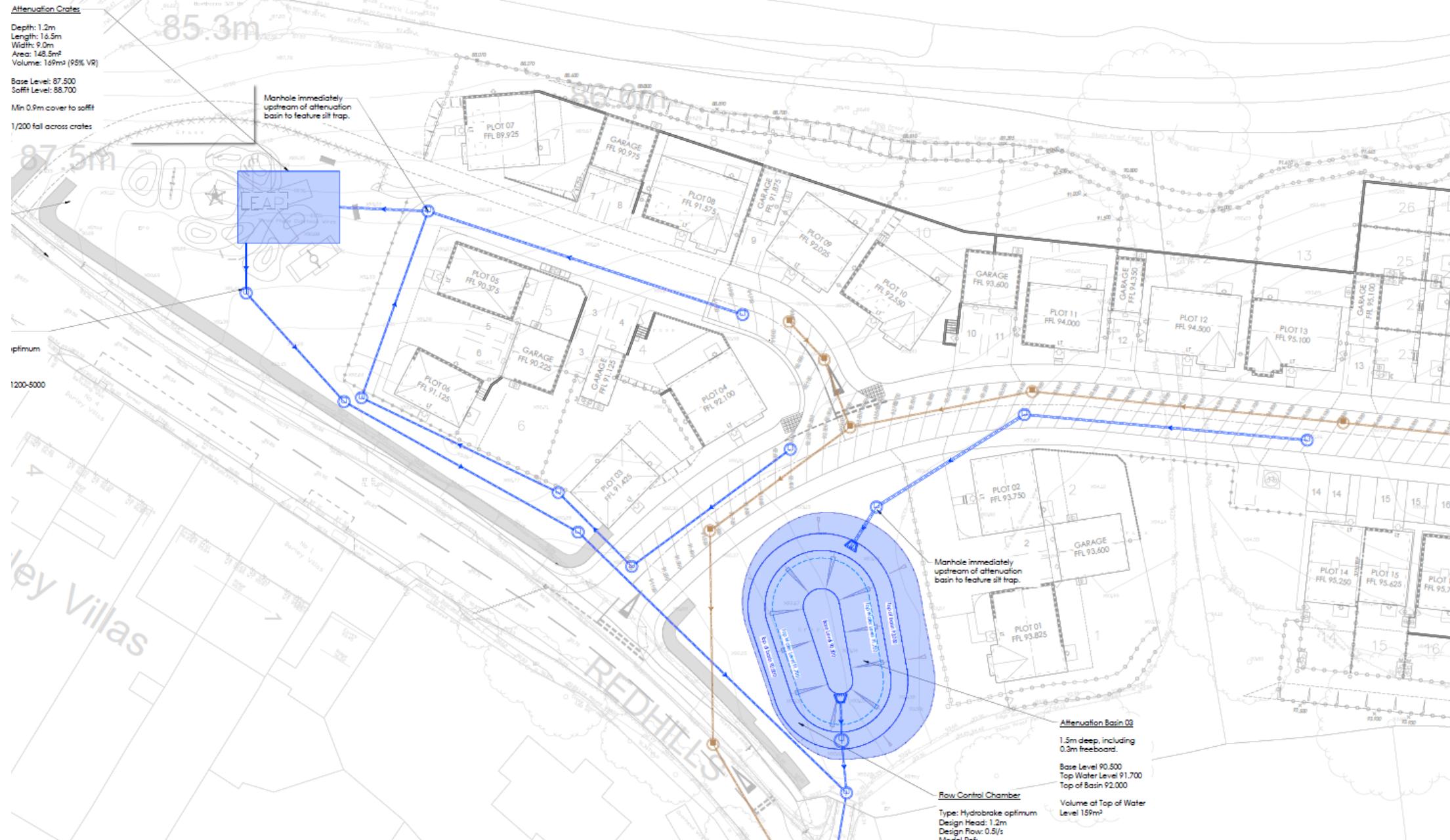


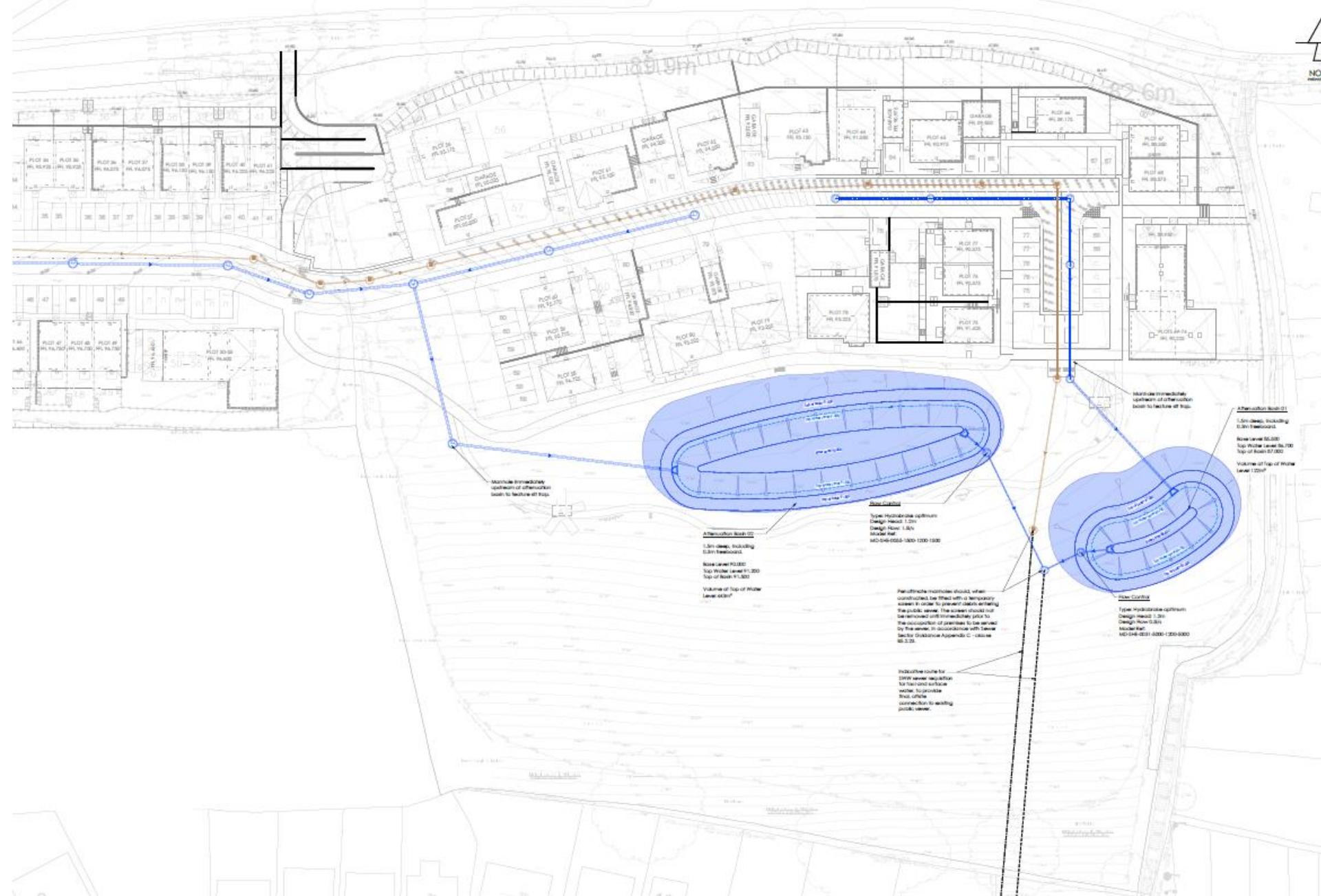


## CHARACTER AREA 2



# CHARACTER AREA 3`





# DRAINAGE LAYOUT EAST



Camera make & model  
- Canon EOS 1200D  
Lens make & focal length  
- Canon EF 55mm  
Date & time of photograph  
- 19/08/21 @ 10:49

Viewpoint height (AGL)  
- 75.7m  
Distance from site  
projection  
- 220m  
- Planar

Visualisation type  
Horizontal Field of View  
- 53.5°  
Height of camera AGL  
- 1.5m

**VIEWPOINT 19 – EXISTING**  
Taken from Litchfield Road, looking north towards the site



Camera make & model  
Lens make & focal length  
Photo # taken of photograph

- Canon EOS 1200D  
- Canon EF 55mm  
- 1000

Viewpoint height (AOD)  
Distance from site  
Orientation

- 75.7m  
- 220m  
- Sharer

Visualisation Type  
Horizontal Field of View  
Height of measure AOD

- Type 3  
- 53.5°  
- 1.0m

VIEWPOINT 19 – YEAR 1  
Taken from Litchfield Road, looking north towards the site





PEGASUS  
GROUP

Cameras make & model  
Lens make & focal length  
Frame & view of photograph

Canon EOS 80D 10000  
Canon EF 24mm  
Frame & view of photograph

Viewpoint height (AOV)  
Distance from site  
Orientation

~73.0m  
~90m  
~Ehance  
Type 1  
Horizontal Field of View  
Radius of interest AOV  
~50.5°  
~1 Km

**VIEWPOINT 20 – EXISTING**  
Taken from St. Peter's Mount, looking north east towards the site

## VISUALS – ST PETERS MOUNT EXISTING



Camera make & model  
- Canon EOS EOS 1000D  
Lens make & focal length  
- Canon EF 28mm

Viewpoint height (AGL)  
- 73.0m  
Distance from site  
- 90m

Visualisation type  
- Type 3  
Horizontal Field of View  
- 53.5°  
Vertical Field of View  
- 14.0°

VIEWPOINT 20 – YEAR 1  
Taken from St. Peter's Mount, looking north east towards the site

## VISUALS – ST PETERS MOUNT YEAR 1



Page 19

PEGASUS  
GROUP

Camera make & model  
- Canon EOS 60D 18000  
Lens make & focal length  
- Canon 50 200mm

Viewpoint height (AGD)  
- 73.8m  
Distance from site  
- 90m

Visualization Type  
- Type 3  
Horizontal Field of View  
- 53.5°  
Vertical Field of View  
- 18.8°

VIEWPOINT 20 – YEAR 15  
Taken from St. Peter's Mount, looking north east towards the site

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

- 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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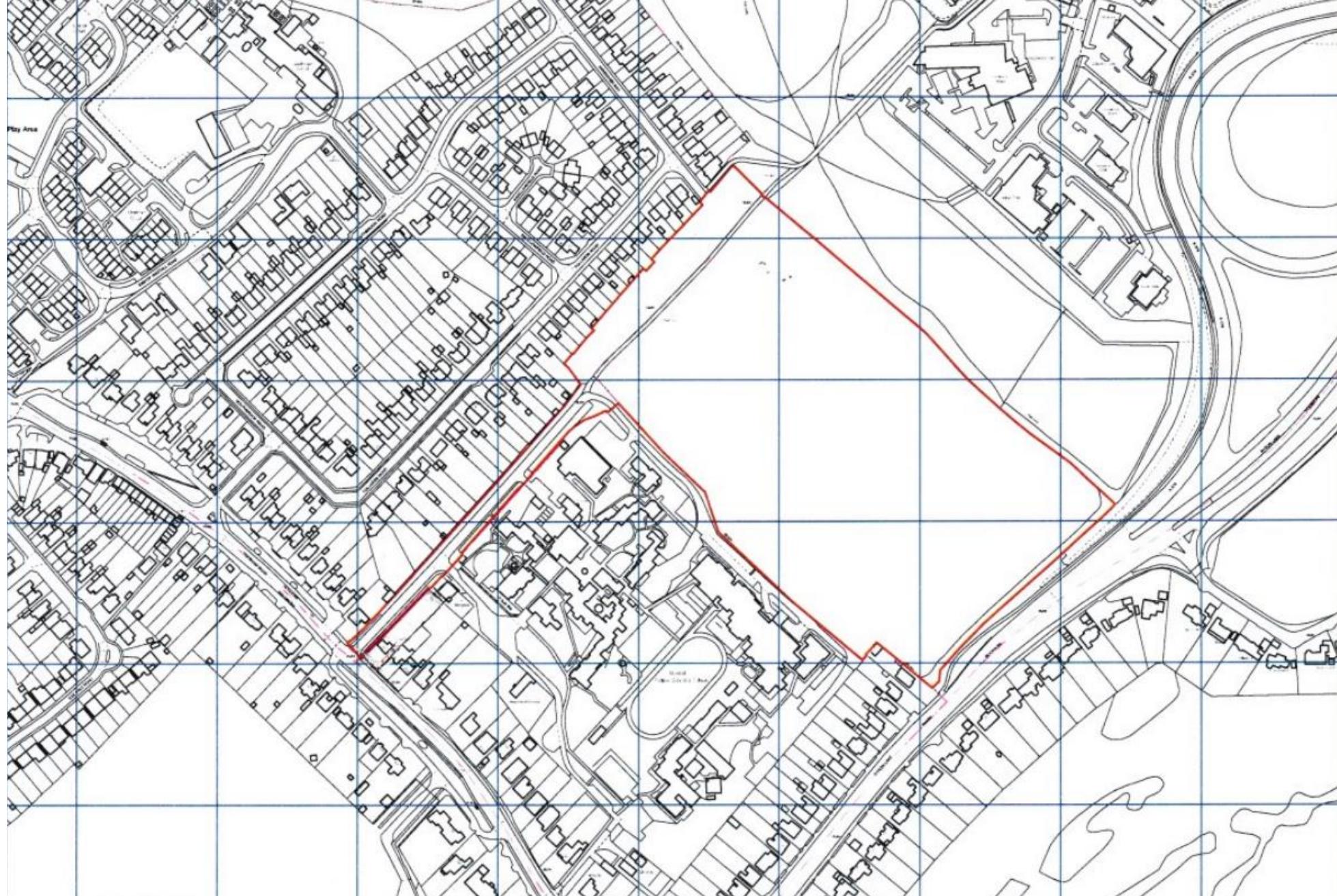
# Application 24/1195/voc

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

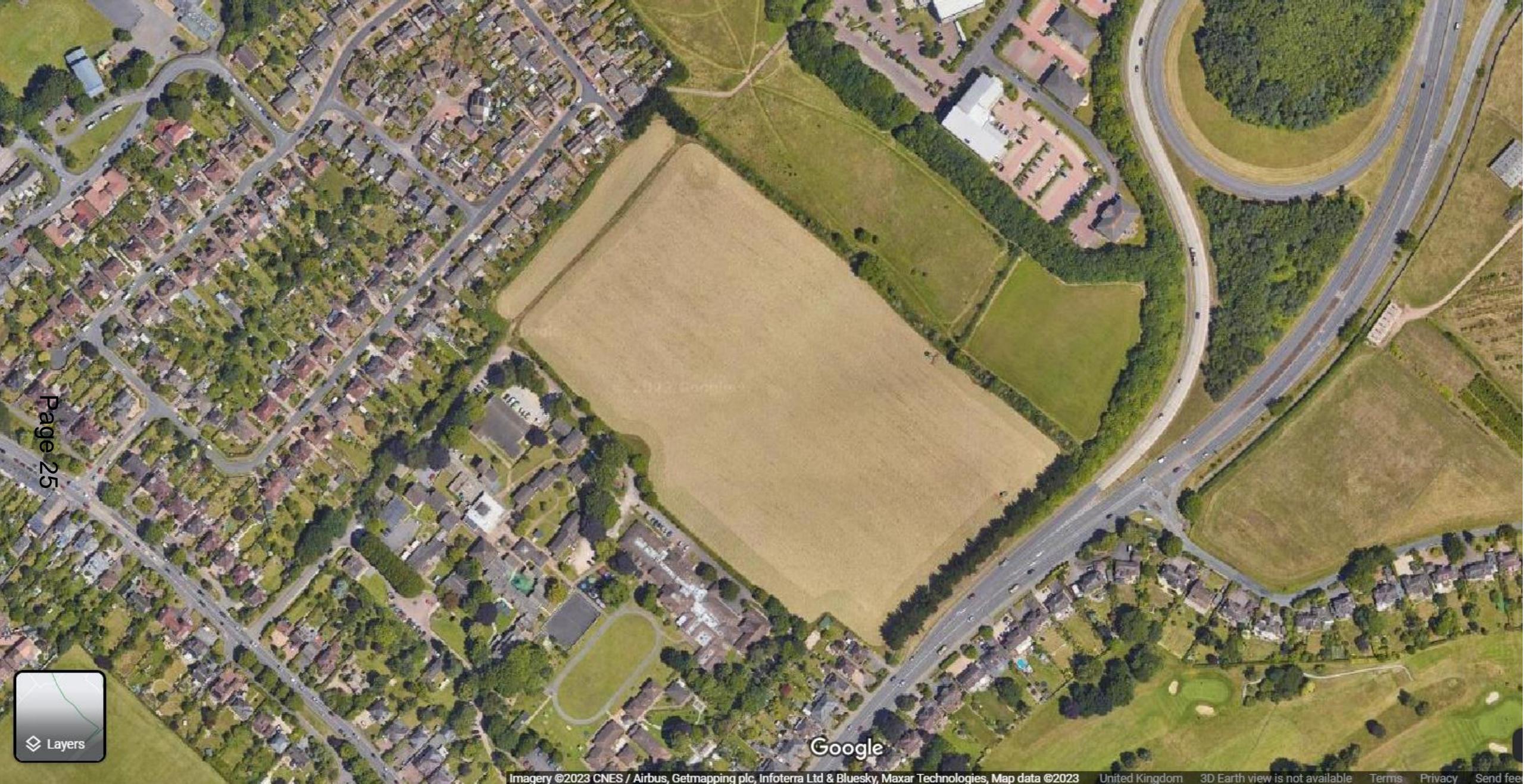
**Applicant:** Mr Andrew Robbins

**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



Google

Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

United Kingdom

3D Earth view is not available

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# AERIAL VIEW





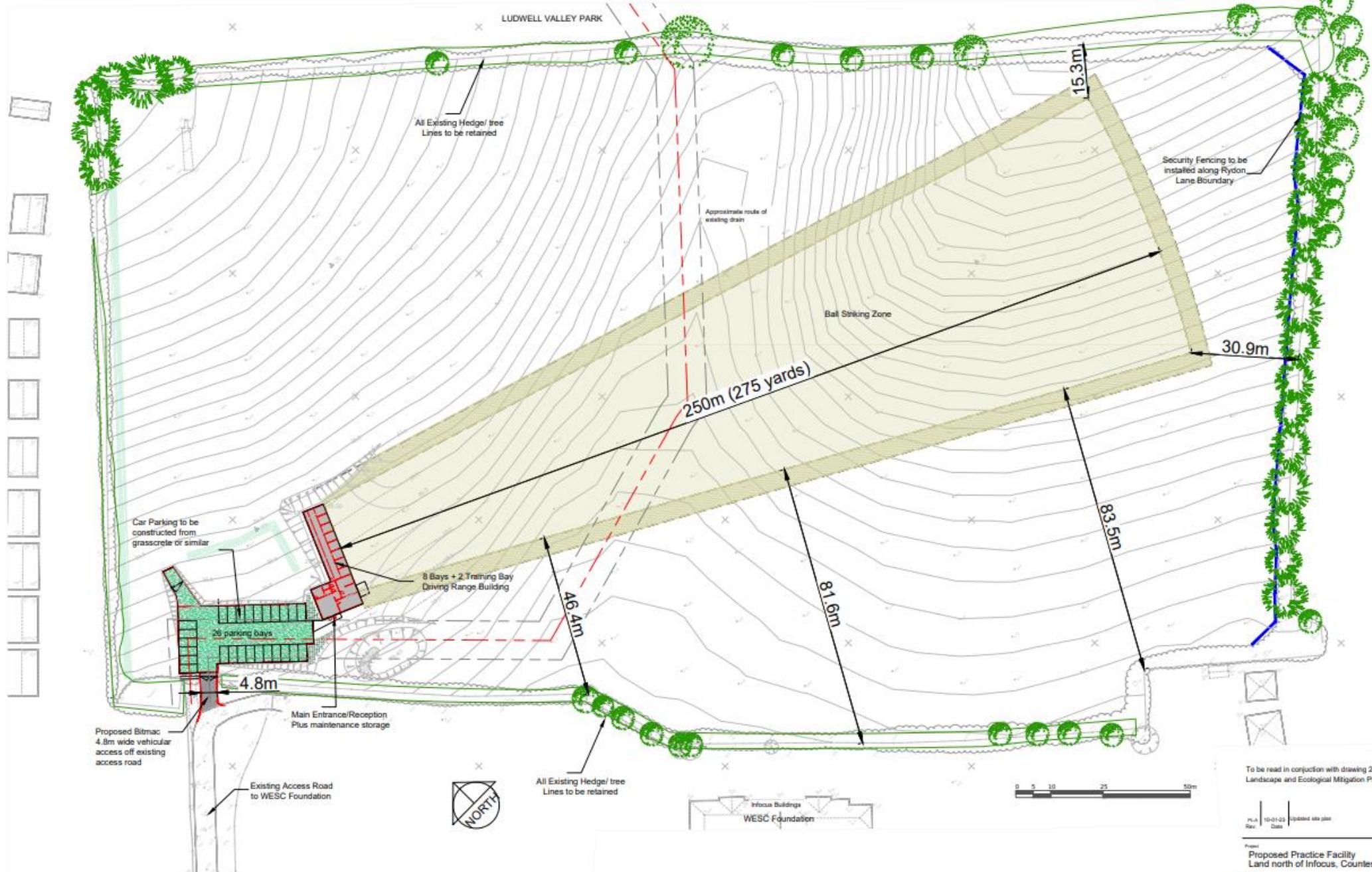
**EXISTING GATE/LOCATION OF ACCESS**



**EXISTING ACCESS ROAD LOOKING SOUTH**



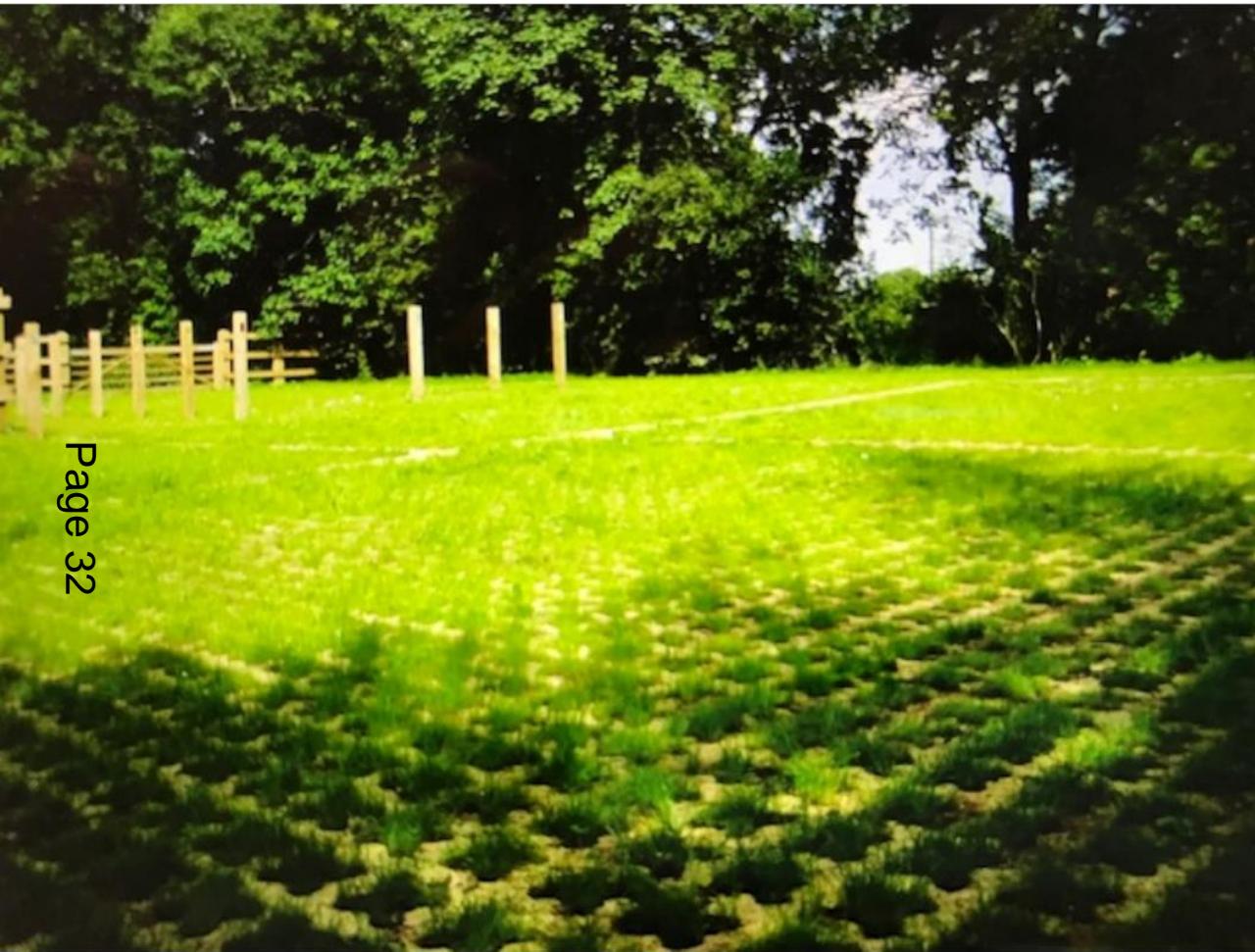
**VIEW OF SITE FROM EXISTING ACCESS LOOKING EAST**



## APPROVED SITE LAYOUT



## APPROVED SITE LAYOUT ZOOMED



From: Grasscrete

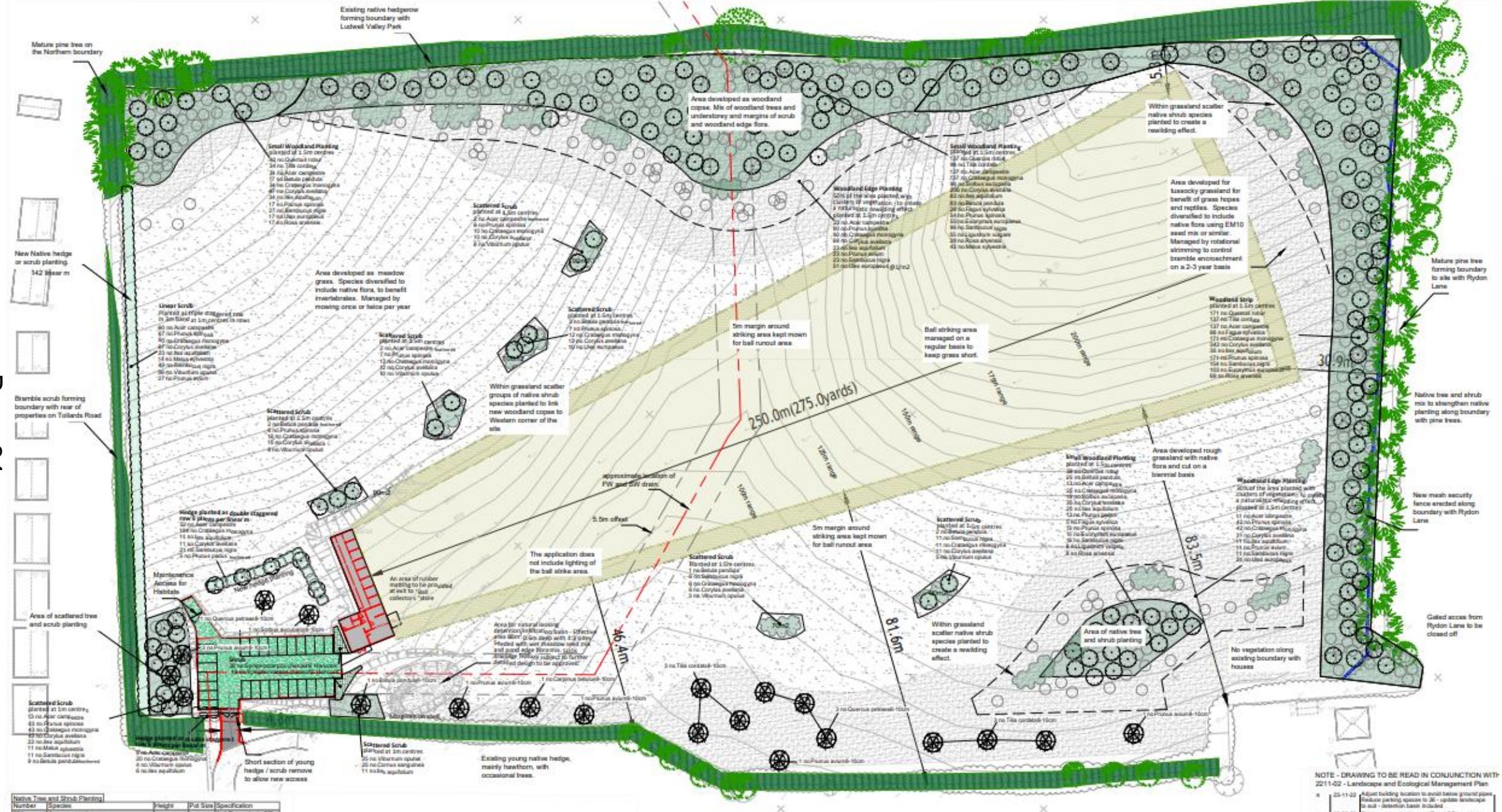


To: Recycled Plastic Cell Gravel

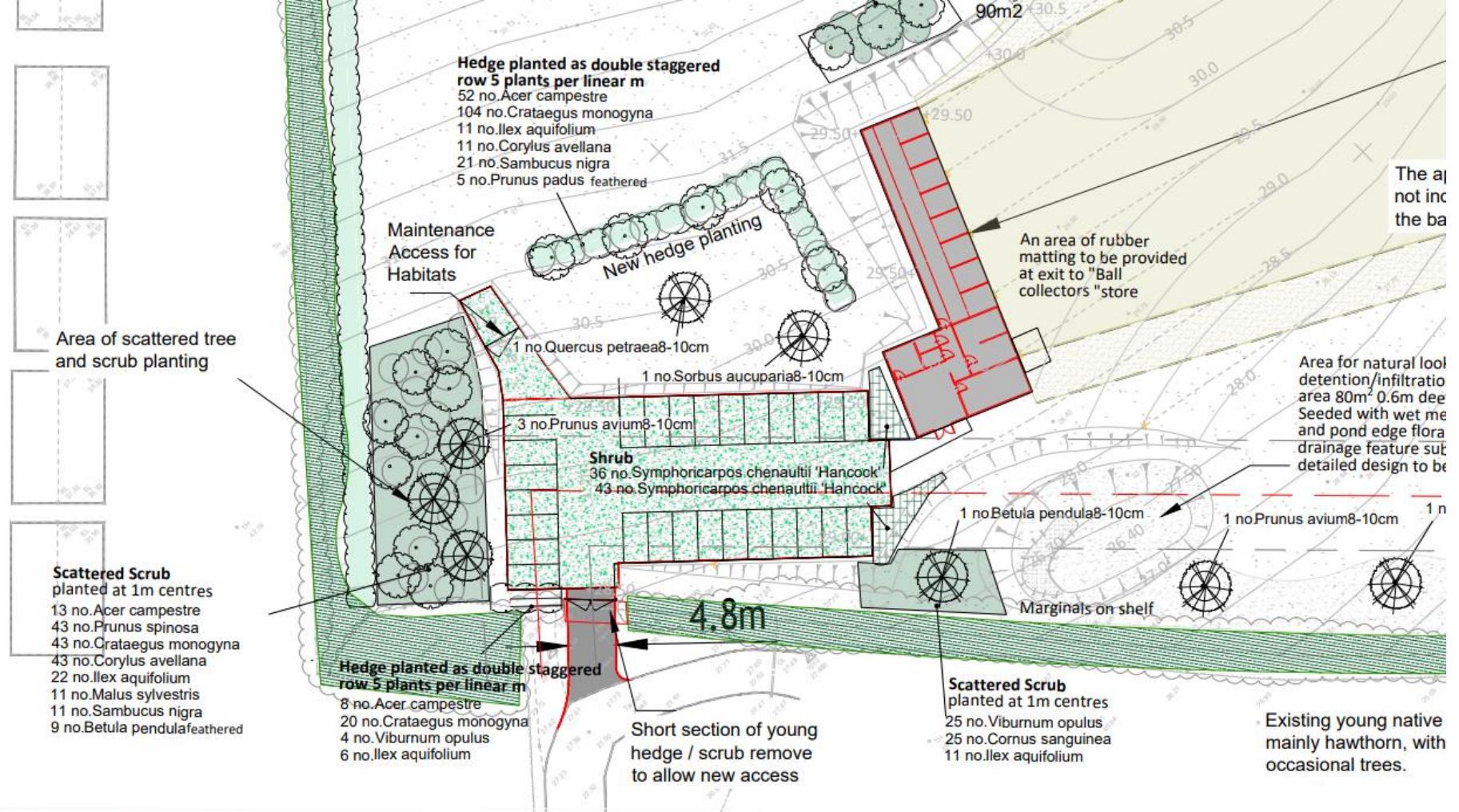
## PROPOSED CHANGE



**SUGGESTED COLOUR**



# APPROVED PLANTING PLAN



Native Tree and Shrub Planting

Number	Species	Height	Pot Size	Specification
591	<i>Acer campestre</i>			1+1:Transplant: :BR
4	<i>Acer campestre</i>	150-175cm	2x	:Feathered
17	<i>Betula pendula</i>	150-175cm	2x	:Feathered
184	<i>Betula pendula</i>			1+1:Transplant: :BR
25	<i>Cornus sanguinea</i>	60-80cm	1+1	:Transplant :BR
1202	<i>Corylus avellana</i>	60-80cm	1+1	:Transplant :BR
989	<i>Crataegus monogyna</i>	60-80cm	1+1	:Transplant: BR
173	<i>Euonymus europaeus</i>	60-80cm	1+1	:Transplant :BR
33	<i>Fagus sylvatica</i>	60-80cm	1+1	:Transplant :BR

## Landscape strategy:

To increase the bio diversity of the field beyond the main ball strike area, by diversifying grass and flora within the swards and managing areas at different mow heights to create a varied structure to benefit range of wildlife. Native tree and shrub planting increase the habitat mosaic, with trees and shrub planted at varying densities to create a re-wilding appearance to the planting. All tree, shrub and grass and flora to be native species. Tree and shrub planting to

## APPROVED PLANTING PLAN ZOOMED



**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

**RECOMMENDATION**

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