

PLANNING

Date: Monday 17 February 2025

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 Mark Devin, Democratic Services Manager on 01392 265477.

Entry to the Civic Centre can be gained through 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

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

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

17th February, 2025

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5: Planning Application No. 25/0022/VOC - Land South West of Blakeslee Drive

A new version of the National Planning Policy Framework (NPPF) was published on 07 February 2025.

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 No. 24/1396/ECC - Wonford Community and Learning Centre, Burnthouse Lane

A new version of the National Planning Policy Framework (NPPF) was published on 07 February 2025.

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

The following conditions are added to the recommendation in the committee report:

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 22 November 2024 (including drawings numbers dwg.nos. 3828-ASP-B1-M1-DR-A-08011 P04; 3828-ASP-B1-XX-DR-A-08311 P02), and 3 February 2025 (including drawings numbers dwg.nos. 3828-ASP-B1-XX-DR-A-08303 P05; 3828-ASP-B1-00-DR-A-08003 P05; 3828-ASP-B1-M1-DR-A-08013 P05; 3828-ASP-B1-R1-DR-A-08203 P05; 3828-ASP-B1-ZZ-DR-A-08603 P05; 3828-ASP-B1-ZZ-DR-A-08604 P02; 3828-ASP-B1-ZZ-DR-A-08703 P05; 3828-ASP-B1-XX-DR-A-08310 P03) as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

3) **Pre-commencement condition:** No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall describe the actions that will be taken to protect the amenity of the

locality, especially for people living and/or working nearby. It shall include as a minimum provisions for:

- a) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
- b) A noise and vibration management plan, including details of quantitative monitoring of noise and/or vibration to be conducted if deemed necessary by the LPA following justified complaints.
- c) All plant and equipment based at the site to use white noise reversing alarms or a banksman unless agreed otherwise in writing in the CEMP.
- d) No driven piling without prior consent from the LPA.
- e) A detailed proactive and reactive dust management plan, including details of quantitative monitoring of dust emissions.
- f) No emissions of dust beyond the site boundary so as to cause harm to amenity of the locality.
- g) No burning on site during construction or site preparation works.
- h) All non-road mobile machinery (NRMM) based at the site shall be of at least stage IIIB emission standard (or higher if stage IIB has not been defined for the type of machinery) unless agreed otherwise in writing in the CEMP.
- i) The site access point(s) of all vehicles to the site during the construction phase.
- j) The areas for loading and unloading plant and materials.
- k) The location of the site compound and details of how power will be provided to the compound (use of a generator overnight will not normally be considered acceptable).
- l) The location of storage areas for plant and materials. This should include the location of stockpiles of topsoil and sub soil.
- m) The erection and maintenance of securing hoarding, if appropriate. (Hoarding is to be kept free of fly posting and graffiti).
- n) Arrangements for communication and liaison with local residents, including regular.
- o) letter drops and a dedicated contact number for complaints.
- p) A site-specific plan for the management of surface water and silt runoff during the construction phase.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

Reason for Pre-commencement Condition: To protect the amenity of the locality, particularly for residents and workers in the vicinity during the construction phase. This pre-commencement requirement ensures that construction activities adhere to an approved Construction Environmental Management Plan (CEMP).

4) Pre-commencement condition: In relation to statutory obligations on Biodiversity Net Gain (see Informative 1), a Biodiversity Gain Plan shall be prepared in accordance with the submitted Ecological Impact Assessment (21/3953.05) and the Statutory Biodiversity Metric dated 18 March 2024.

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the Biodiversity Gain Plan, has been submitted to and approved in writing by the Local Planning Authority. This should include:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- c) the timetable for carrying out the works identified in the Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The development shall thereafter be carried out, retained, maintained and monitored in accordance with the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan. The development shall not be occupied until the biodiversity enhancement works have been completed and a report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the works have been carried out in full and in accordance with the approved details.

Reason for pre-commencement condition: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

5) Pre-commencement condition: No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- A detailed surface water management scheme demonstrating how surface water will be managed to prevent flooding of the site and its surroundings. The scheme shall include a plan illustrating how exceedance flows will be safely managed within the development.
- Details of the implementation, maintenance and management of the sustainable urban drainage scheme, including:
 - a timetable for its implementation, and
 - a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason for pre-commencement condition: To ensure the proposed surface water management scheme operates effectively and does not increase flood risk to the development or its surroundings in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The condition must be pre-commencement to confirm the feasibility of the surface water and drainage strategy before construction begins, thereby avoiding redesigns or delays once the site layout is fixed.

6) **Pre-commencement condition:** No development shall commence until a Waste Audit Statement has been submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development, including demolition, shall only be carried out in accordance with the approved Waste Audit Statement.

Reason for pre-commencement condition: To minimise the amount of construction 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. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

7) The development, including both the construction phase and the completed building, shall be carried out and managed in strict accordance with the approved mitigations and recommendations set out in the Ecological Impact Assessment (Ref. 21/3953.05). All ecological measures and enhancements shall be retained and maintained thereafter in accordance with the approved details.

Reason: To protect and enhance existing wildlife habitats and ensure the creation of new habitats in the interest of biodiversity and ecological sustainability. This information is required before development commences to ensure that appropriate mitigation measures are designed and implemented at the correct stage.

8) Operational noise from this development including noise from gym and sports hall activities shall not exceed a maximum level of 5 dB below the typical background as outlined at the nearest residential receptors as stated in Section 5: Environmental Noise Survey Results (Noise Survey: Report Reference: PC-23-0260-RP1 Rev A). Levels shall be measured in accordance with BS 4142:2014.

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

9) A Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the cafe area, changing facilities, studio and gym. The NMP shall include as a minimum written details of the following:

- Organisational responsibility for noise control
- Hours of operation of the studio, sports hall and gym
- Details of the planning conditions controlling noise
- Details of all health and fitness activities that will be undertaken and activities such as free weights and Olympic lifting that will be restricted and/or prohibited.
- Details of how the operational noise impact will be managed on a day-to-day basis,
 - including the handling of weights to avoid high force impacts.
- A plan showing the layout of the cafe area, sports hall, studio and gym area and proposed activity zones.
- Specification details of all noise insulation and isolation materials installed within each activity area.
- Details of community liaison and complaints logging and investigation.
- Details of review of NMP

The NMP shall be implemented as approved.

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

10) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

11) Plant associated with this application shall not exceed a Rating Noise Level L_{Ar}, T (dB) (-10dB below the typical background) at the nearest residential receptors as stated in Table 9: Summary of the recommended Noise Rating Level dB of the Noise Survey: Report Reference: PC-23-0260-RP1 Rev A. Levels shall be measured in accordance with BS4142:2014.

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

12) The development shall be carried out and completed in full accordance with the Energy & Sustainability Strategy (Ref. 0595-Rev C) and the Sustainability Strategy in the Design and Access Statement (DAS) Appendix A.

Reason: To ensure compliance with Policy CP15 of the Council's Adopted Core Strategy and to support the delivery of sustainable development.

13) Prior to the first use of the café area and gym, the designated accessible parking spaces shall be laid out and connected to a new raised crossing table, in accordance with the Proposed Site Plan (dwg. no. 3828-ASP-B1-ZZ-DR-A-08303-P5).

Reason: To ensure safe and inclusive access to the development, in accordance with Paragraphs 96 and 115 of the NPPF (2024), Policies T1, T2, and T3 of the Local Plan First Review 1995-2011, and the Sustainable Transport SPD.

14) Prior to the first use of the café area and gym, an electric supply and infrastructure for two electric vehicle (EV) charging points shall be provided in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall align with the Proposed Site Plan (dwg. no. 3828-ASP-B1-ZZ-DR-A-08303-P5).

Reason: To ensure adequate provision for sustainable transport, in accordance with Policy CP9 of the Exeter Core Strategy and Paragraph 117 of the National Planning Policy Framework (NPPF).

15) No materials shall be brought onto the site, nor shall any foundation or underground works commence, until tree protective fencing has been erected around all trees and shrubs to be retained, in accordance with the submitted Arboricultural Method Statement. The fencing shall be maintained to the satisfaction of the Local Planning Authority until all development permitted by this permission is completed. The land levels within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority. No materials shall be stored, and no trenches for service runs or other excavations shall take place within the fenced area without written permission from the Local Planning Authority. Where such permission is granted, excavation shall be carried out manually, without powered equipment.

Reason: To ensure the protection of retained trees during all stages of construction.

16) Prior to the first use of the café area and gym, a detailed hard and soft landscaping scheme, including the planting of trees and or shrubs, surface materials, fences, integrated seating and external fittings like bike stands and bollards, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall thereafter be implemented in accordance with the approved details and a timetable to be agreed.

Reason: In the interests of the amenity of the area.

17) Prior to the first use of the café area and gym, a detailed Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) The location, design, height, and specification of all proposed external lighting, including luminance levels.
- b) Measures to minimise light spill, particularly in relation to sensitive receptors such as residential properties and ecological habitats.
- c) A lighting assessment demonstrating compliance with relevant guidance, including the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light.
- d) Details of any proposed lighting controls, such as timers, dimmers, or motion sensors.

The approved scheme shall be implemented in full prior to the first use of the café area and gym, and thereafter maintained in accordance with the approved details. No additional external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity and ecology.

18) Prior to the construction of the external walls of the development hereby permitted, samples and/or product specification sheets, including confirmation of colour, of the external facing materials and roof materials of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

Reason: In the interests of good design and the character of the area, in accordance with Policy CP17 of the Core Strategy, saved Policy DG1 of the Exeter Local Plan First Review and paragraph 135 of the NPPF (2024).

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