

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

Presentations

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

5 Planning Application No. 25/0022/VOC - Land South West Of Blakeslee Drive

To consider the report of the Strategic Director for Place.

(Pages 3 -
12)

6 Planning Application No. 24/1396/ECC - Wonford Community And Learning Centre, Burnthouse Lane

To consider the report of the Strategic Director for Place.

(Pages 13
- 34)

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 17 February 2025



Exeter
City Council

Application 25/0022/VOC

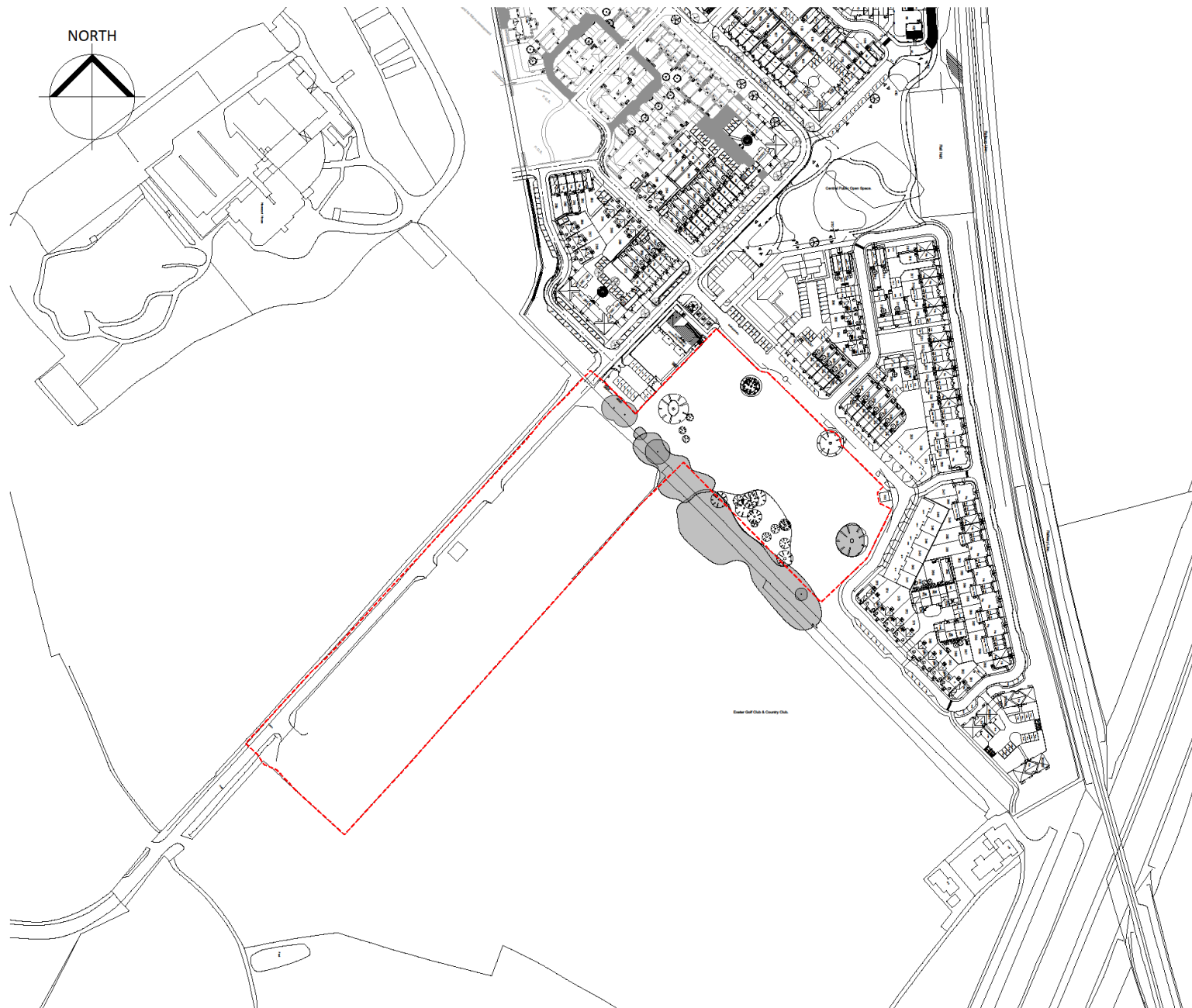
Site: Land South West of Blakeslee Drive, Exeter

Applicant: Persimmon Homes Ltd

Page 4

Proposal: Variation of condition 1 to supersede affordable housing layout of approval 24/0317/RES (Approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 23/0584/OUT and additional details including lighting, drainage and bat/bird boxes)

Case Officer: Christopher Cummings



--- Site boundary.

P2 Redline amended to include pond and water bed
P1 FIRST ISSUE
REV NOTE
15.06.23
12.04.23
DATE



PERSIMMON
Together, we make a home

Project:
BLAKESLEE DRIVE, EXETER
Drawing Title:
LOCATION PLAN

Scale	Drawn	Checked	Approved
1:1000	Ns 07/03/23		DJB
Project No:		Drawing No:	Revision
BLAK2023		110	P2

Persimmon Homes South West Ltd
Mallard Road
Southern Trading Estate
Exeter
Devon EX2 7LD
Tel: 01392 252541
Fax: 01392 430195

SITE LOCATION PLAN



AERIAL VIEW



Affordable Housing

-  Social Rent 70%
-  Intermediate Housing 5%
-  First Homes 25%
-  Shared Area



APPROVED TENURE LAYOUT

Tenure

-  Social Rent
-  Shared Ownership



PROPOSED TENURE LAYOUT

- Principle of Development already established
- AH change allowed in policy and will provide increase on existing approval
- CIL confirmed as not a material consideration in this instance
- S106 adjusted alongside tenure plan
- First Homes removed in line with national policy
- Mortgagee in Possession Clause change is industry standard and considered low risk
- Public space responsibilities will remain with AH provider for ease

a) DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO GRANT SUBJECT TO THE CONDITIONS BELOW AND THE COMPLETION OF A DEED OF VARIATION TO THE S106 AGREEMENT RELATING TO PLANNING PERMISSIONS 23/0584/OUT TO INCREASE AFFORDABLE HOUSING LEVELS, REMOVE REFERENCE TO FIRST HOMES, ADJUST MORTGAGEE IN POSSESSION CLAUSE AND MODIFY PUBLIC OPEN SPACE MAINTENANCE RESPONSIBILITIES AS SET OUT IN THIS REPORT.

And the following conditions: (See Planning Committee Report/Additional Information Sheet)

b) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 17 AUGUST 2025 OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT)

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Application 24/1396/ECC

Site: Wonford Community And Learning Centre,
Burnthouse Lane, Exeter EX2 6NF

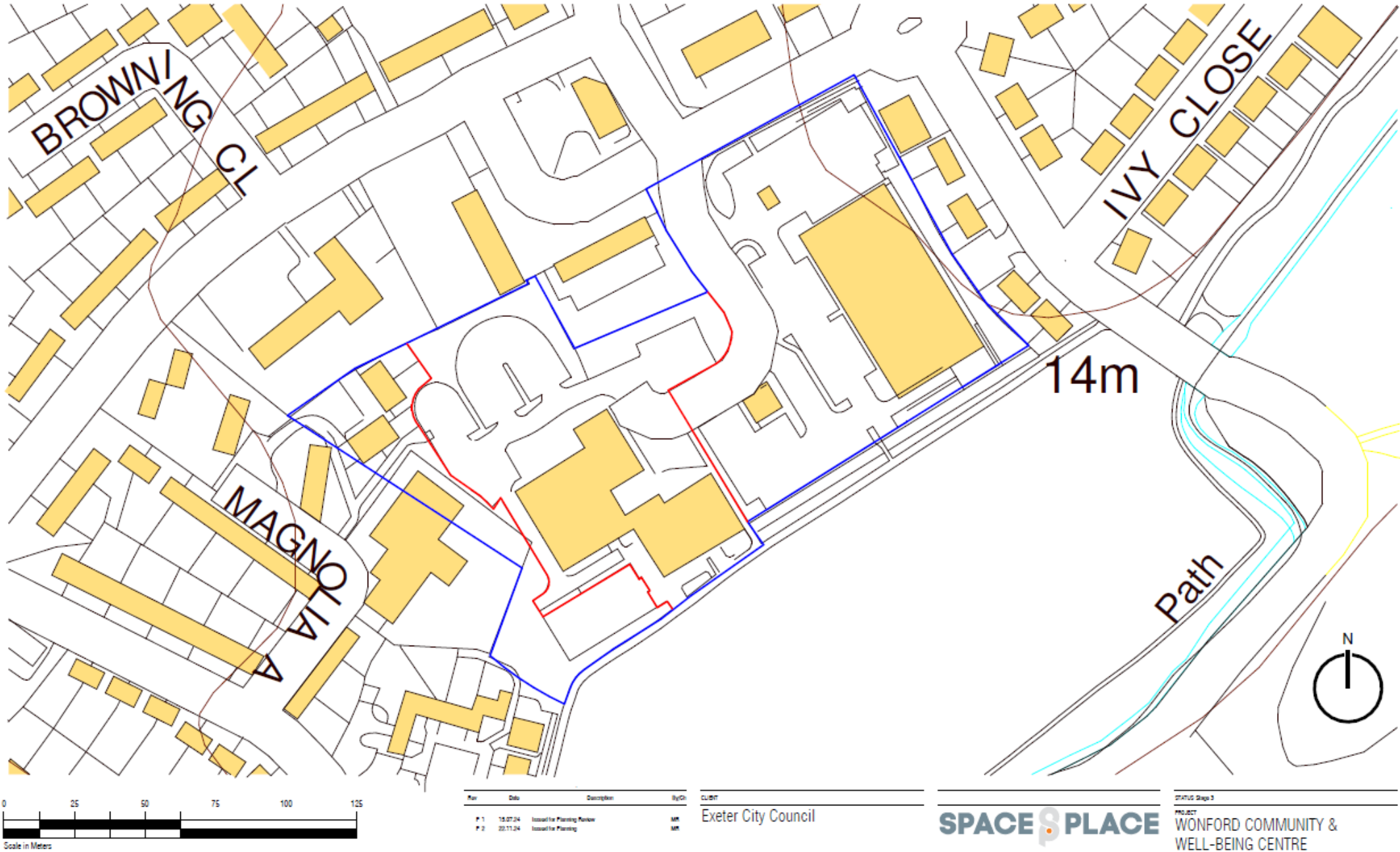
Applicant: Mr James Bogue, Exeter City Council

Proposal: Refurbishment of the existing Wonford Sports Centre and Community and Learning Centre, including the demolition of the existing gym, Phoenix Centre and Outdoor changing rooms and construction of a new hub and FA changing facilities. The new Hub will accommodate a cafe area, changing facilities, studio and gym.

Case Officer: Goran Molin



SITE LOCATION AND CONTEXT



LOCATION PLAN



AERIAL VIEW



- 1 Entrance
- 2 Sports Hall and Sports Centre
- 3 Sports Hall
- 4 Sports Hall and Possible Parking Area
- 5 Sports Hall
- 6 Sports Centre and Multi-use Games Area

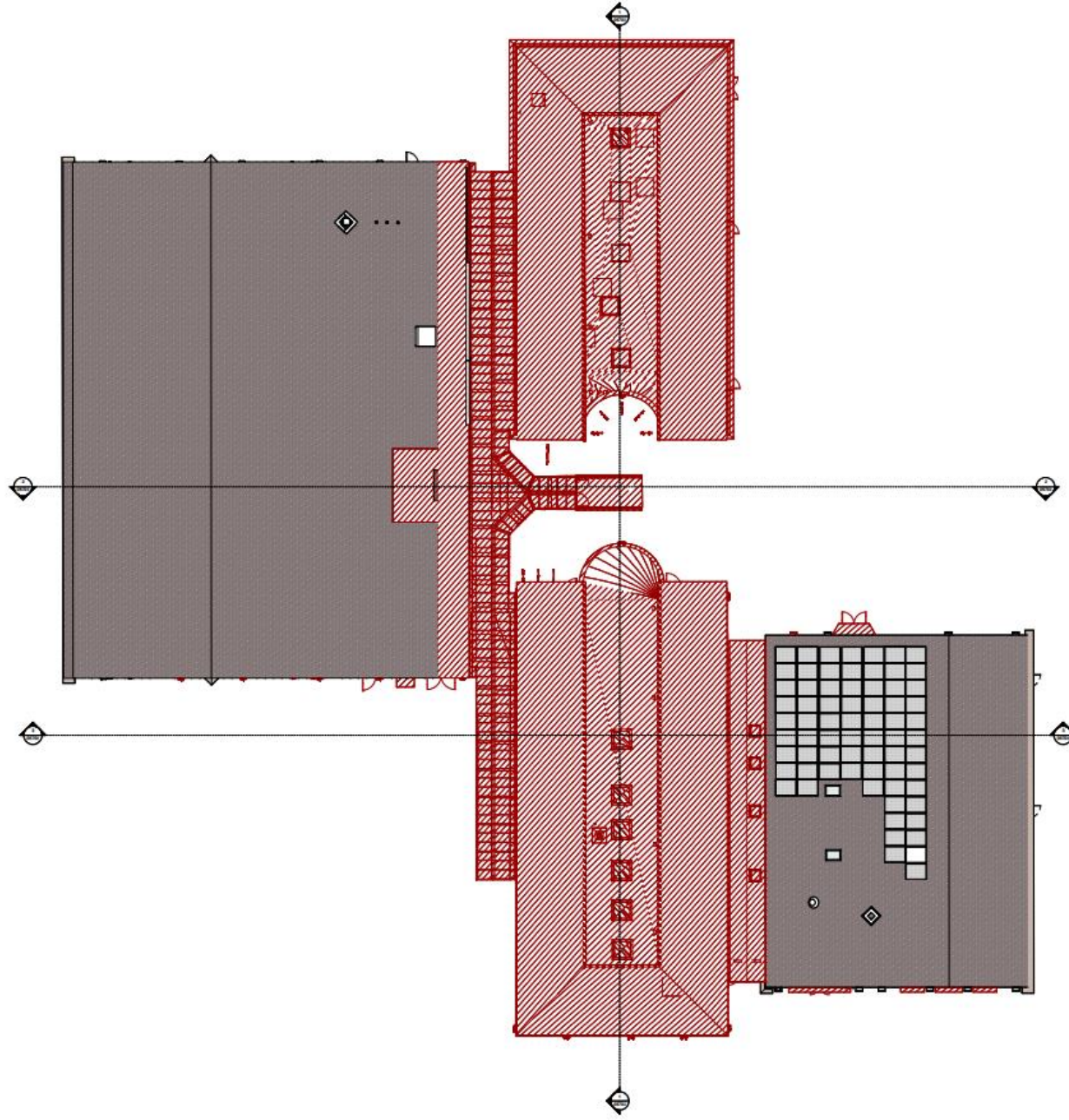
PHOTOS OF EXISTING BUILDING



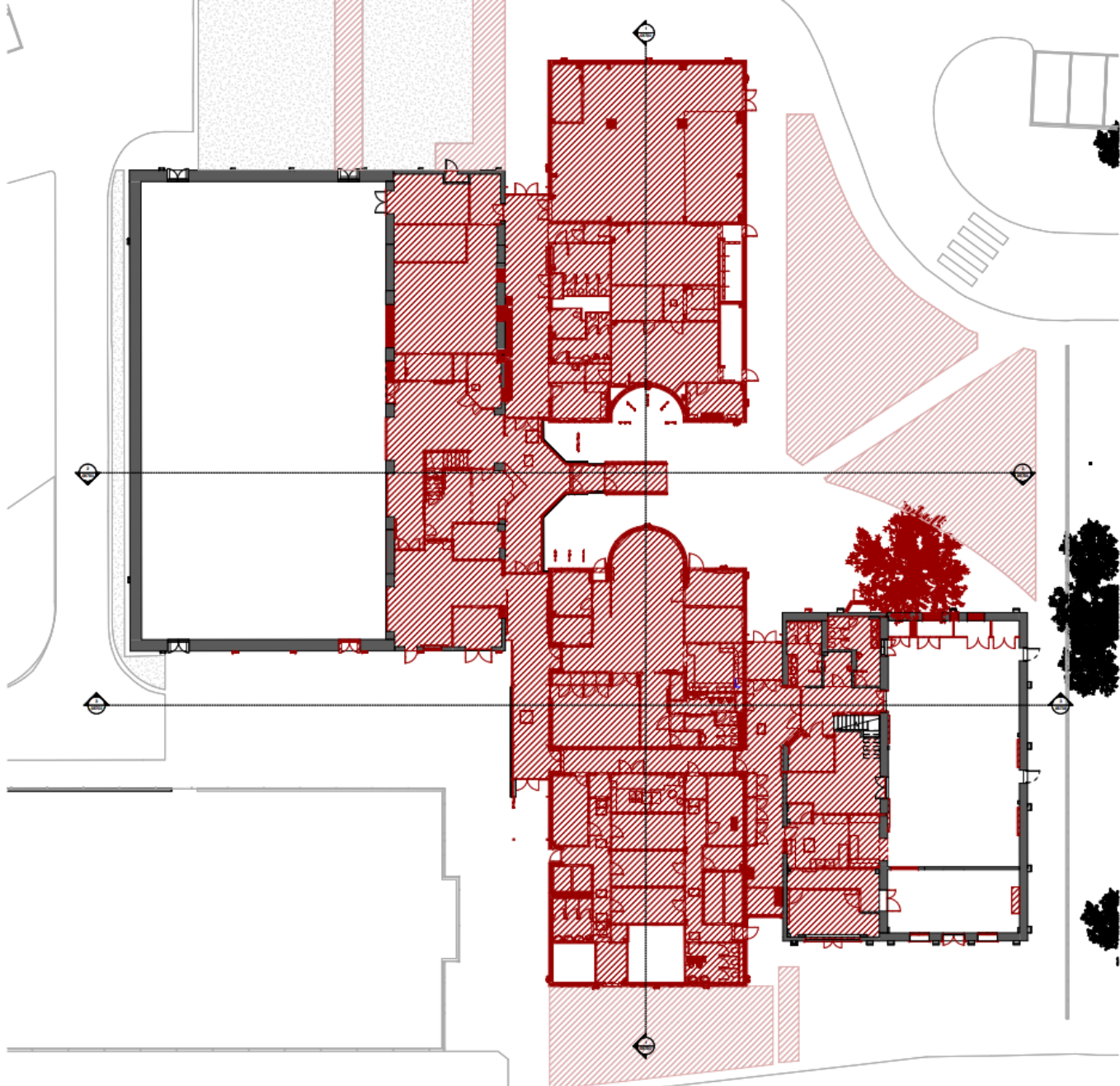
- 7 Sports Centre
- 8 Sports Hall and Sports Centre
- 9 Sports Centre and Cycling Path
- 10 Playing Fields

PHOTOS OF EXISTING BUILDING

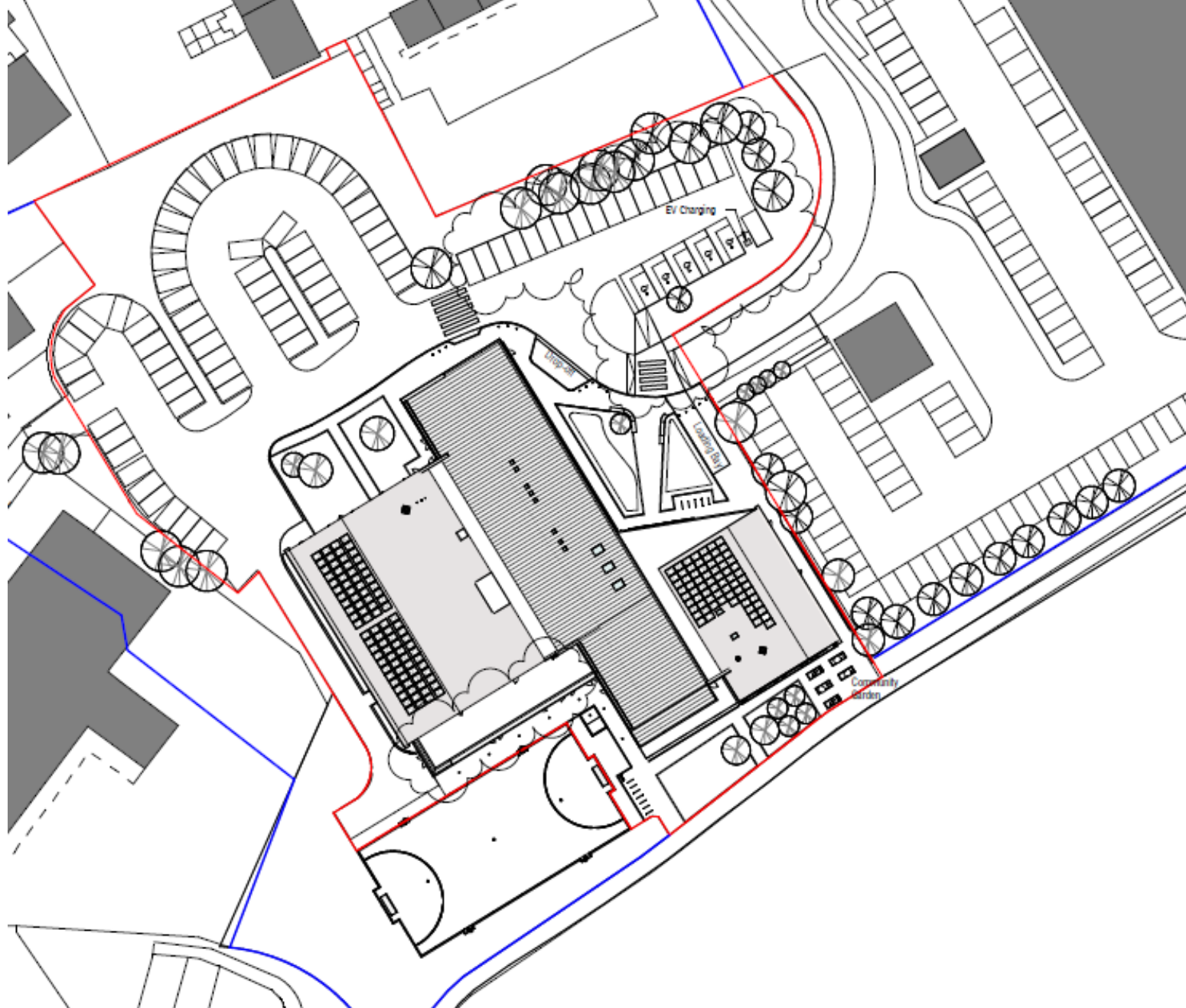




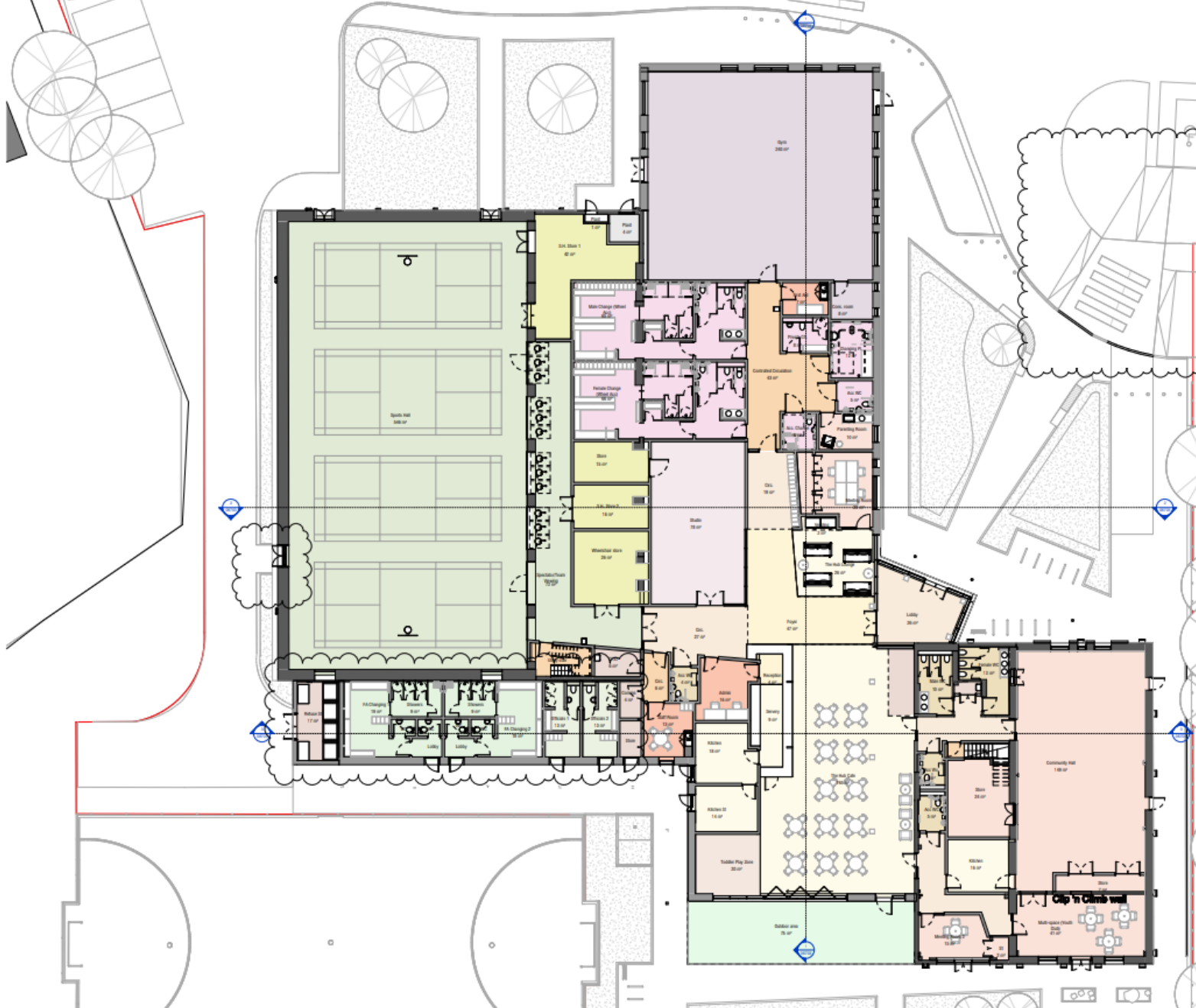
DEMOLITION ROOF PLAN



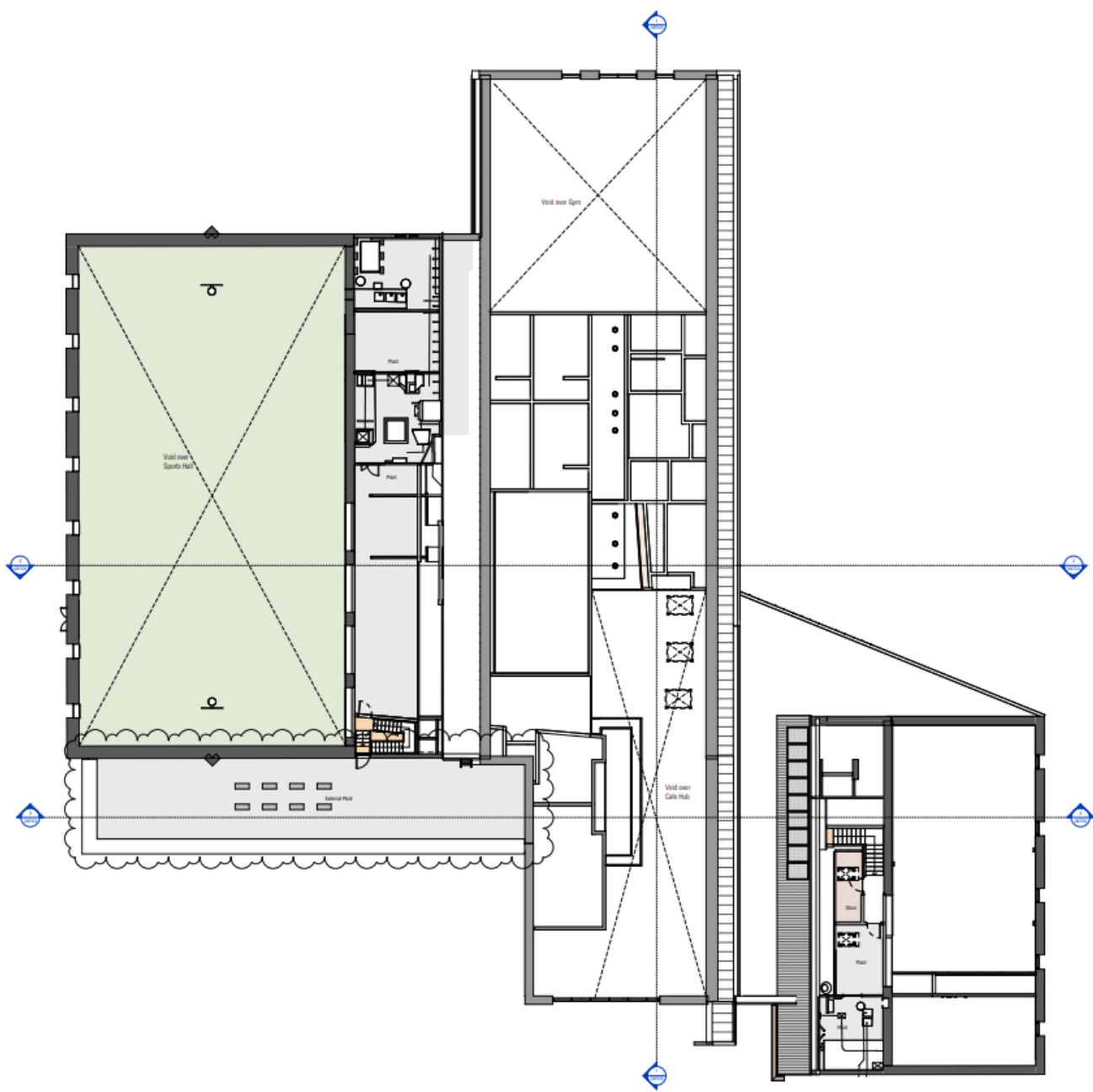
DEMOLITION PLAN – GROUND FLOOR



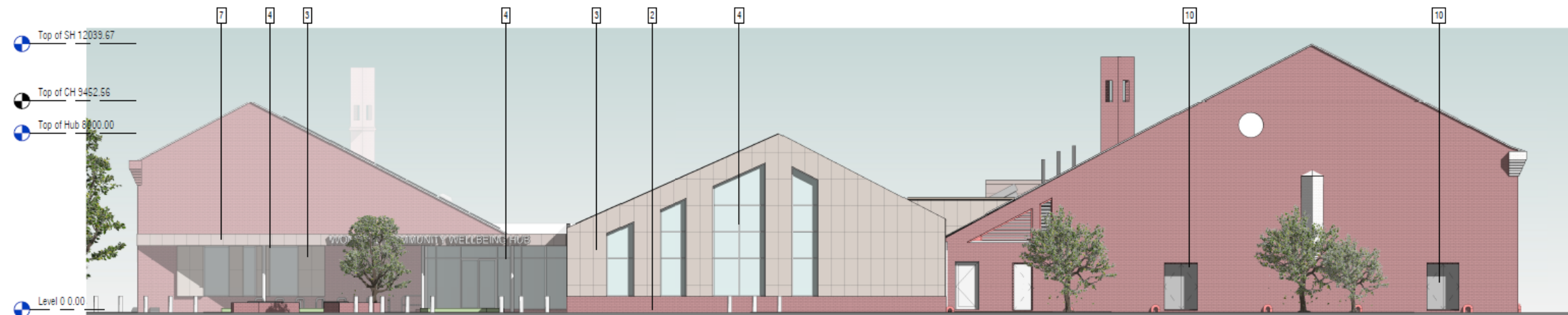
PROPOSED SITE LAYOUT



PROPOSED GROUND FLOOR

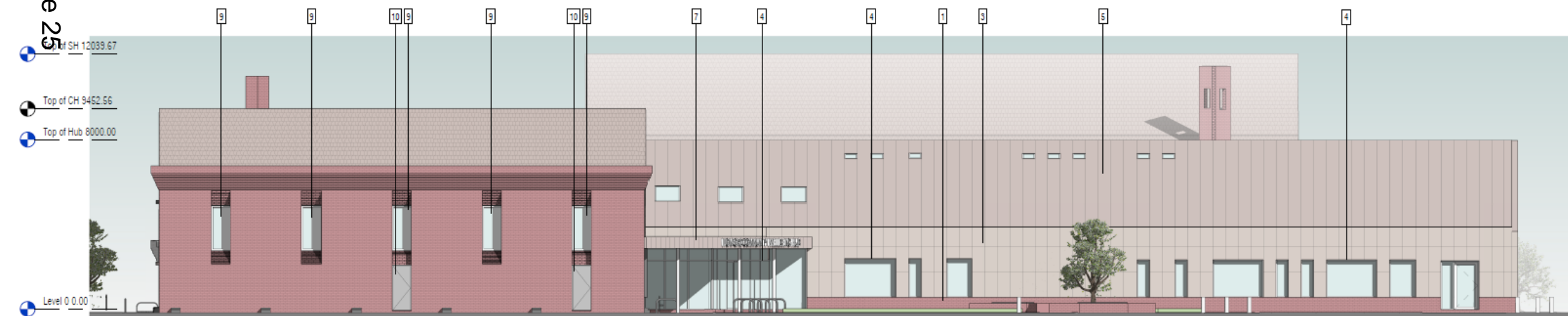


PROPOSED MEZZANINE



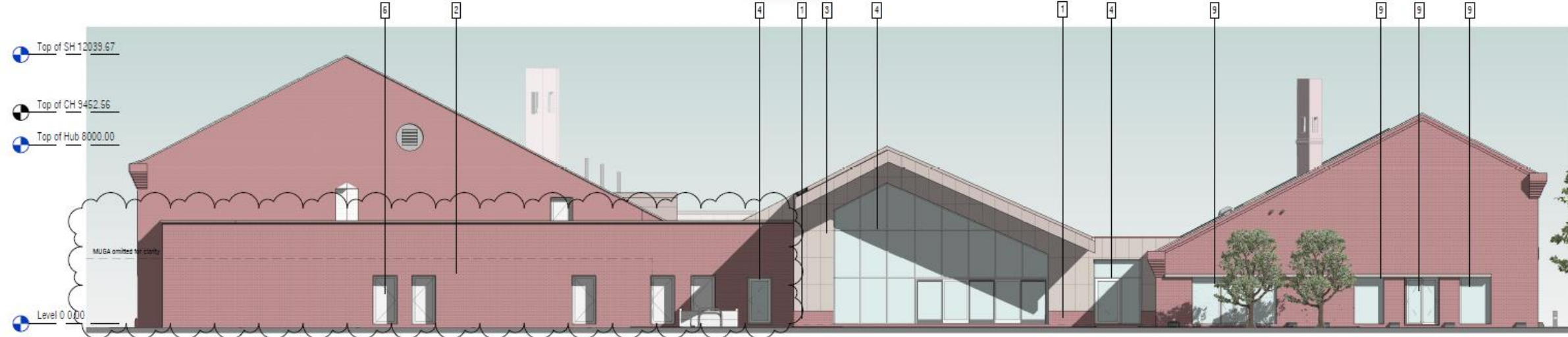
1 North Elevation
1 : 100

Page 25



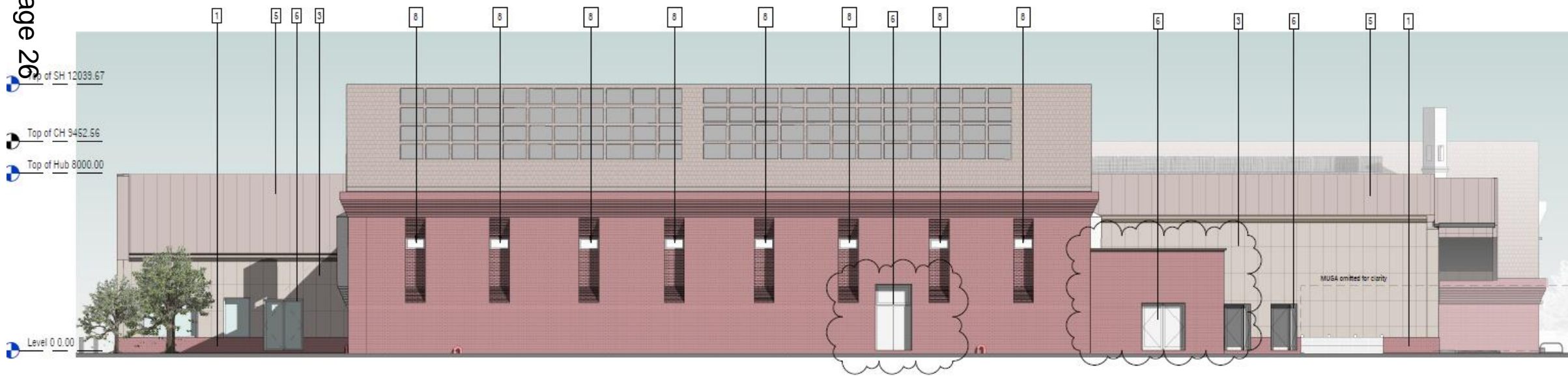
2 East Elevation
1 : 100

PROPOSED NORTH AND EAST ELEVATIONS



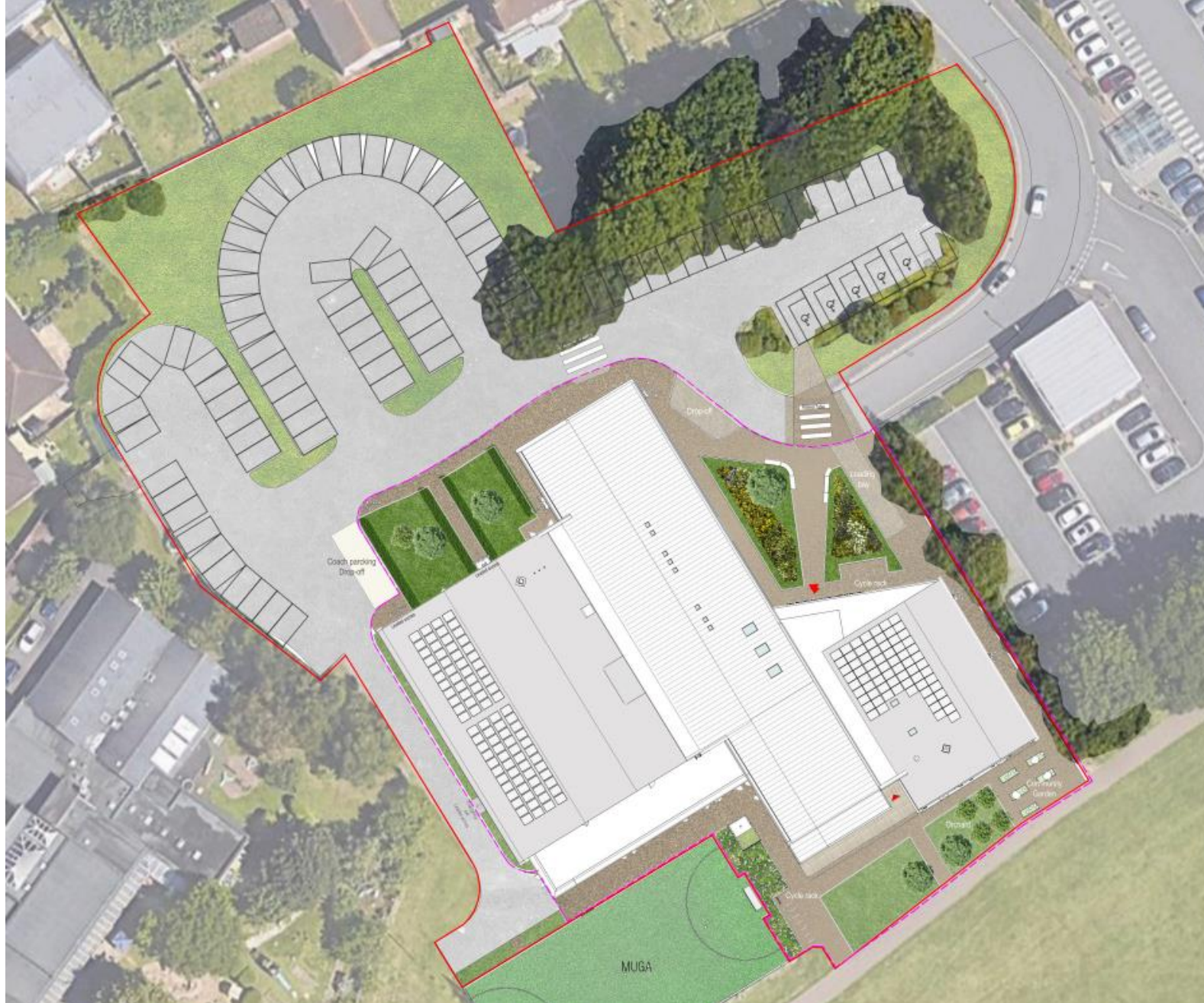
3 South Elevation
1 : 100

Page 26



4 West Elevation
1 : 100

PROPOSED SOUTH AND WEST ELEVATIONS



PROPOSED LANDSCAPE PLAN



AXONOMETRIC VIEW



AXONOMETRIC VIEW



ILLUSTRATIVE VIEW



ILLUSTRATIVE VIEW

Benefits of Proposed Development

- **Regeneration and Enhancement:** Upgrades an existing community and learning centre, maximising its potential as a vibrant community hub.
- **Promotes Wellbeing:** Encourages an active and healthy lifestyle through improved facilities.
- **Strengthens Social Interaction:** Creates opportunities for greater community engagement and cohesion.

Identified Harms

- No significant harms have been identified.

Grant planning permission with conditions
included on Update Sheet

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