

PLANNING

Date: Monday 8 September 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), Rolstone (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Harding, Hughes, Hussain, Ketchin, Mitchell, M, Williams, M and Pole

Agenda

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

5 Planning Application No. 25/0318/FUL - Former Site Of 26-28 Longbrook Street

To consider the report of the Strategic Director for Place.

(Pages 3 -
30)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 6 October 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 08 September 2025



Exeter
City Council

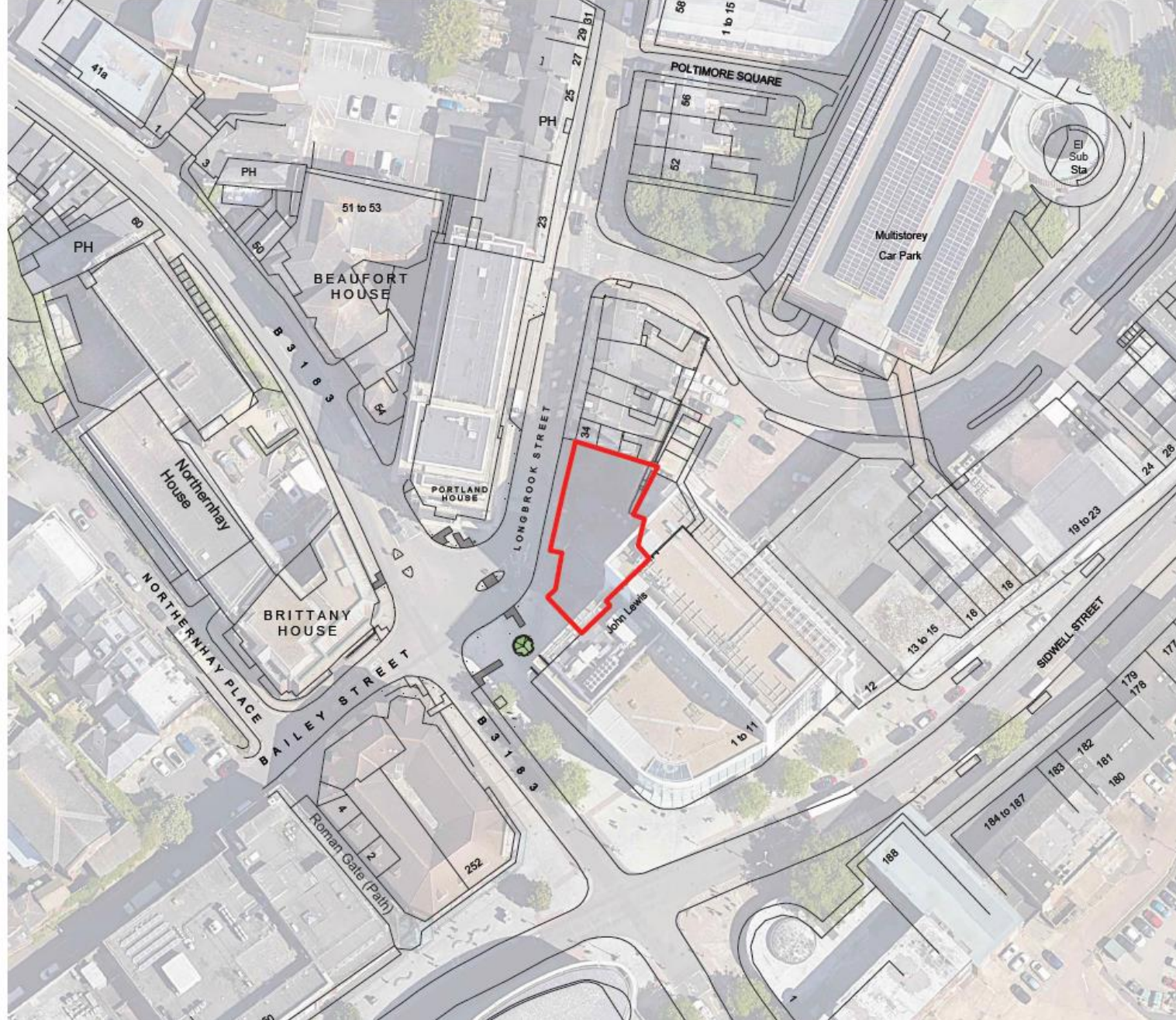
Application 25/0318/FUL

Site: Former Site of 26-28 Longbrook Street

Applicant: Rok Prop Co (Exeter) Limited

Proposal: New building comprising 8 levels purpose built student accommodation (sui-generis) with 108 self-contained studios, ancillary spaces at ground, first and eighth floor, and ground floor commercial unit (Class E(b)).

Case Officer: Christopher Cummings



SITE LOCATION PLAN



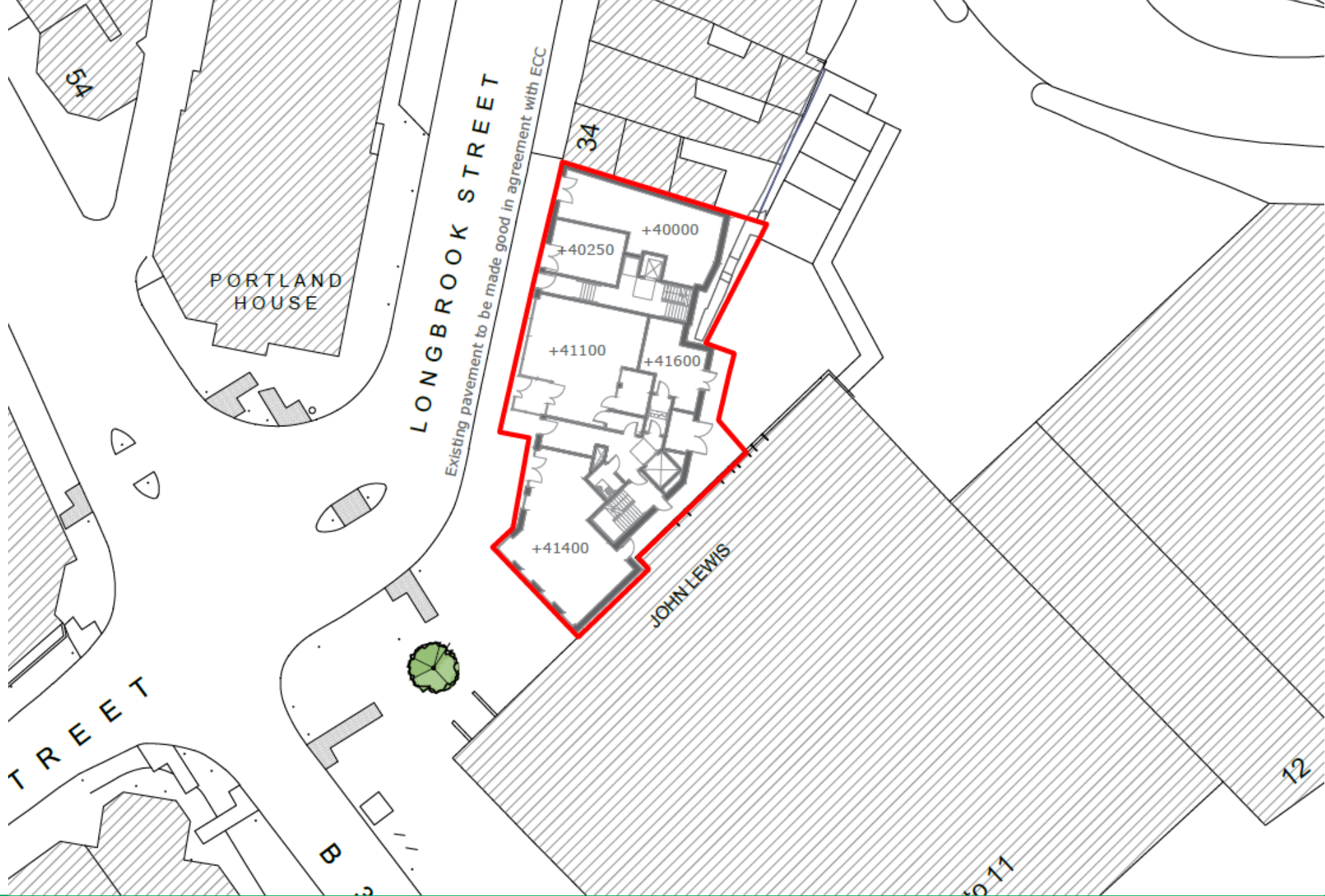
AERIAL VIEW



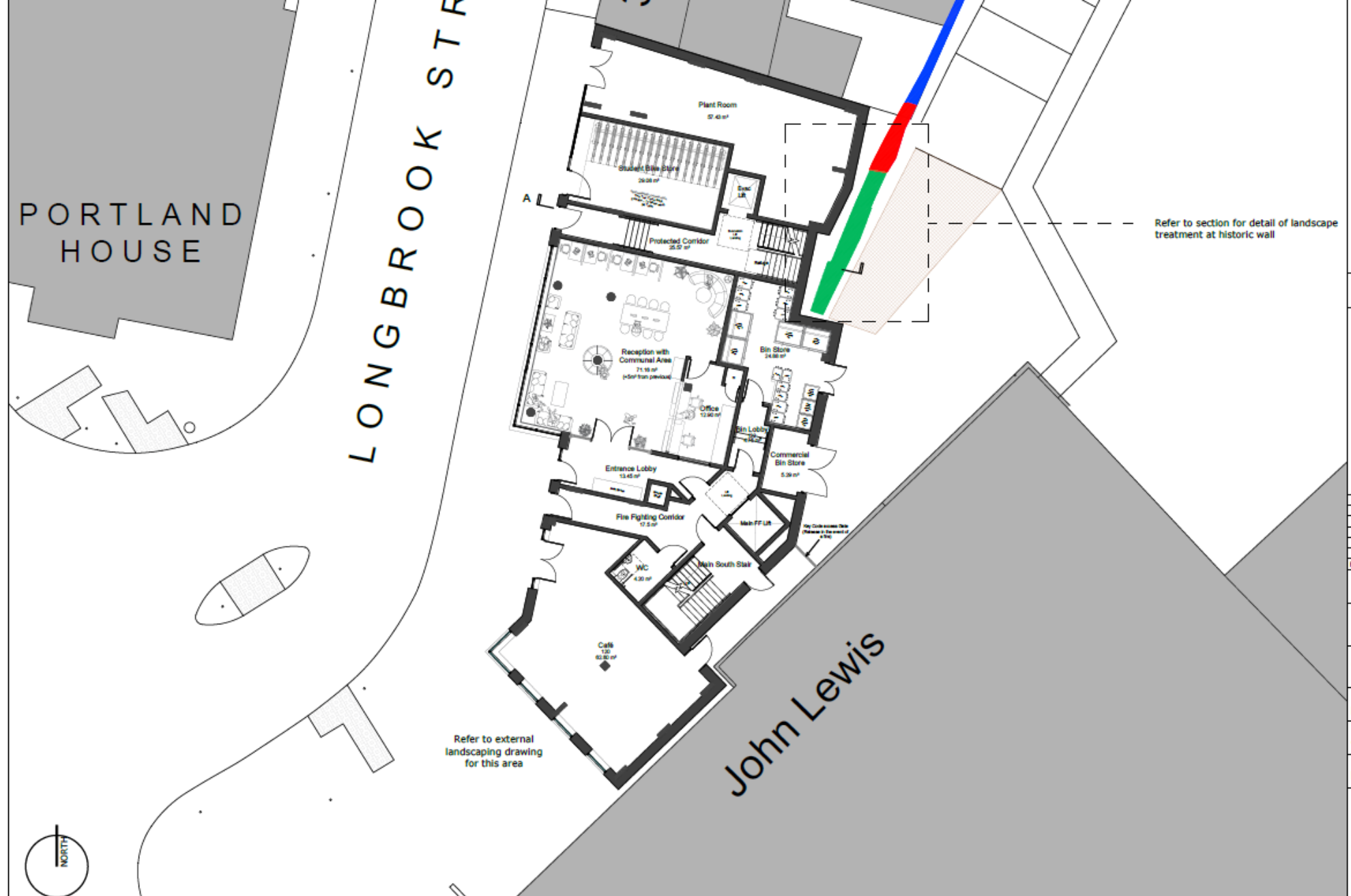


PHOTOS – MEDIEVAL WALL

- 108-room Purpose Built Student Accommodation and ground floor café/restaurant use.
- 9-storey building
- Ground floor includes café, PBSA reception and bike store, with bin stores at rear.
- Precedent of approval on the site in 2017 and 2020. Same maximum height and room numbers as previous approvals.
- This proposal positioned away from rear medieval wall and greater massing on upper floors to meet building safety requirements.



PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



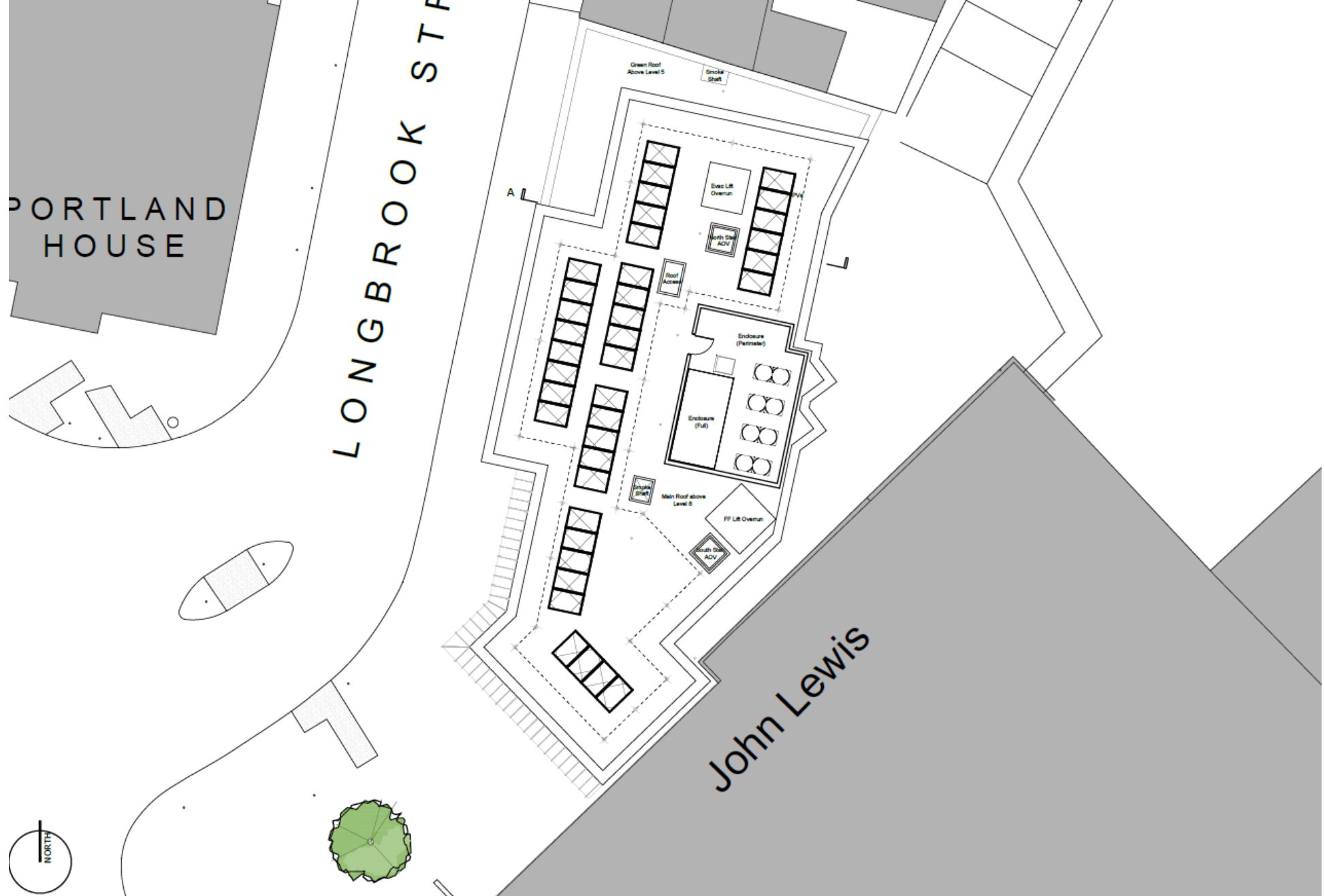
PROPOSED SECOND TO FIFTH FLOOR PLAN



PROPOSED SIXTH AND SEVENTH FLOOR PLAN



PROPOSED EIGHTH FLOOR PLAN



PROPOSED ROOF PLAN

Existing Site Photos



Existing Conditions View 1 - Top of Longbrook Street



Existing Conditions View 2 - Corner of Longbrook Street



Existing Conditions View 3 - Change in street paving

Remove existing drop kerbs along Longbrook Street and reinstate full-height kerbs.

New paving along the western frontage of Longbrook Street to match the existing paving and pattern at the street corner

Potential for external amenity seating

Existing Crossing point

Proposed seated planter with new tree, subject to highways.

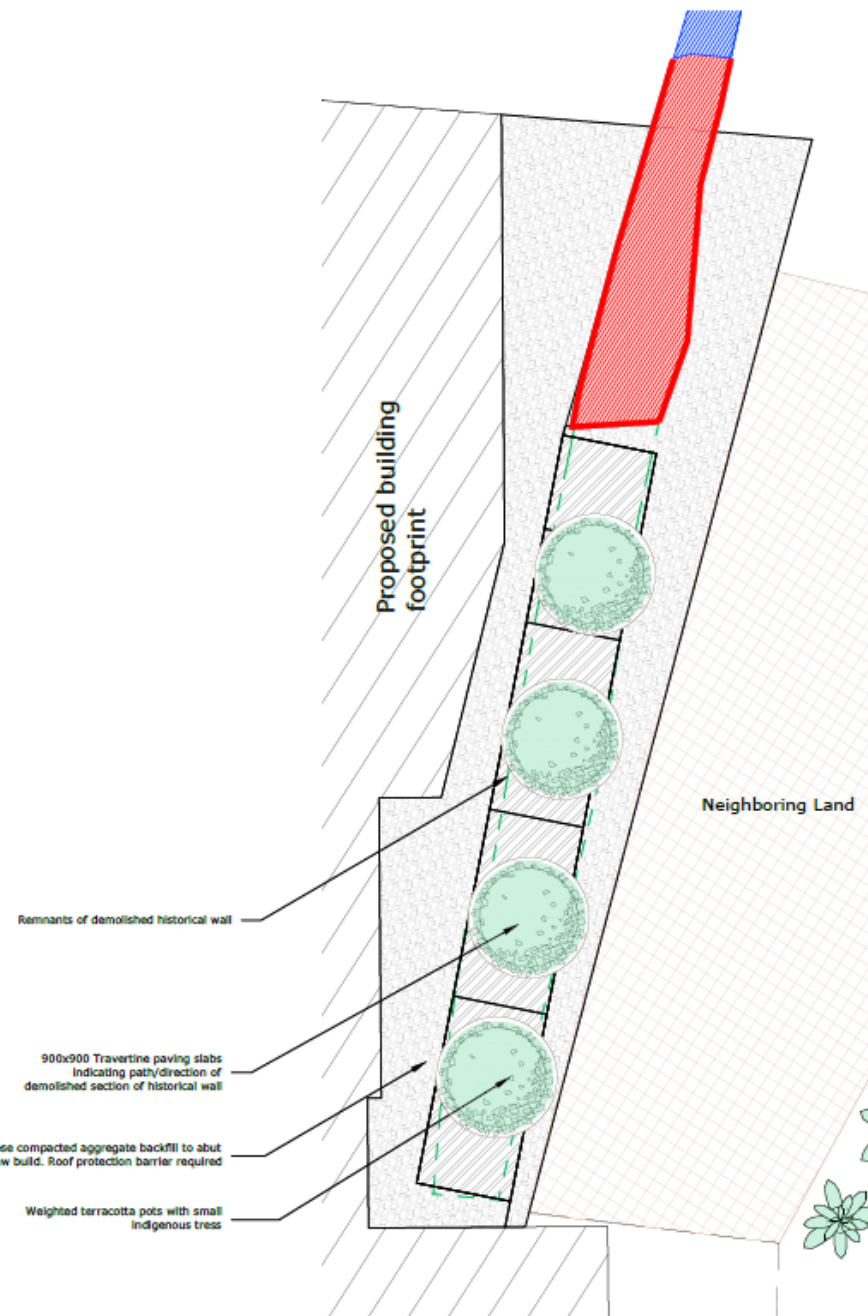
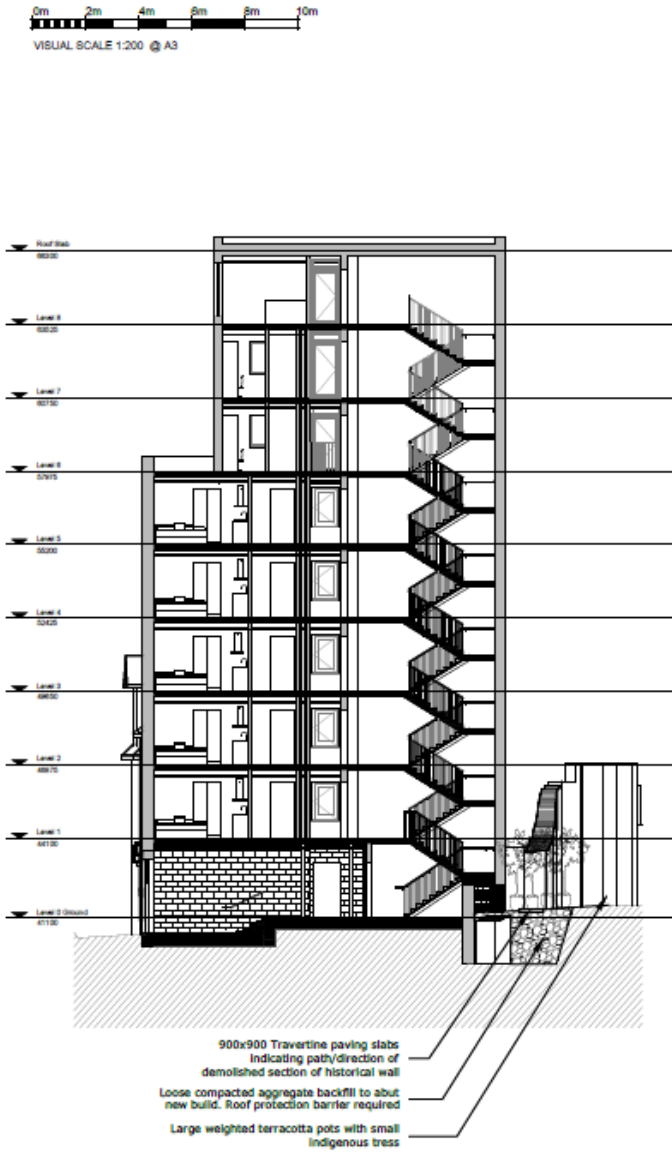
Existing paving sets

Existing Crossing point



Example of proposed seated planter

PROPOSED LANDSCAPE IMPROVEMENTS



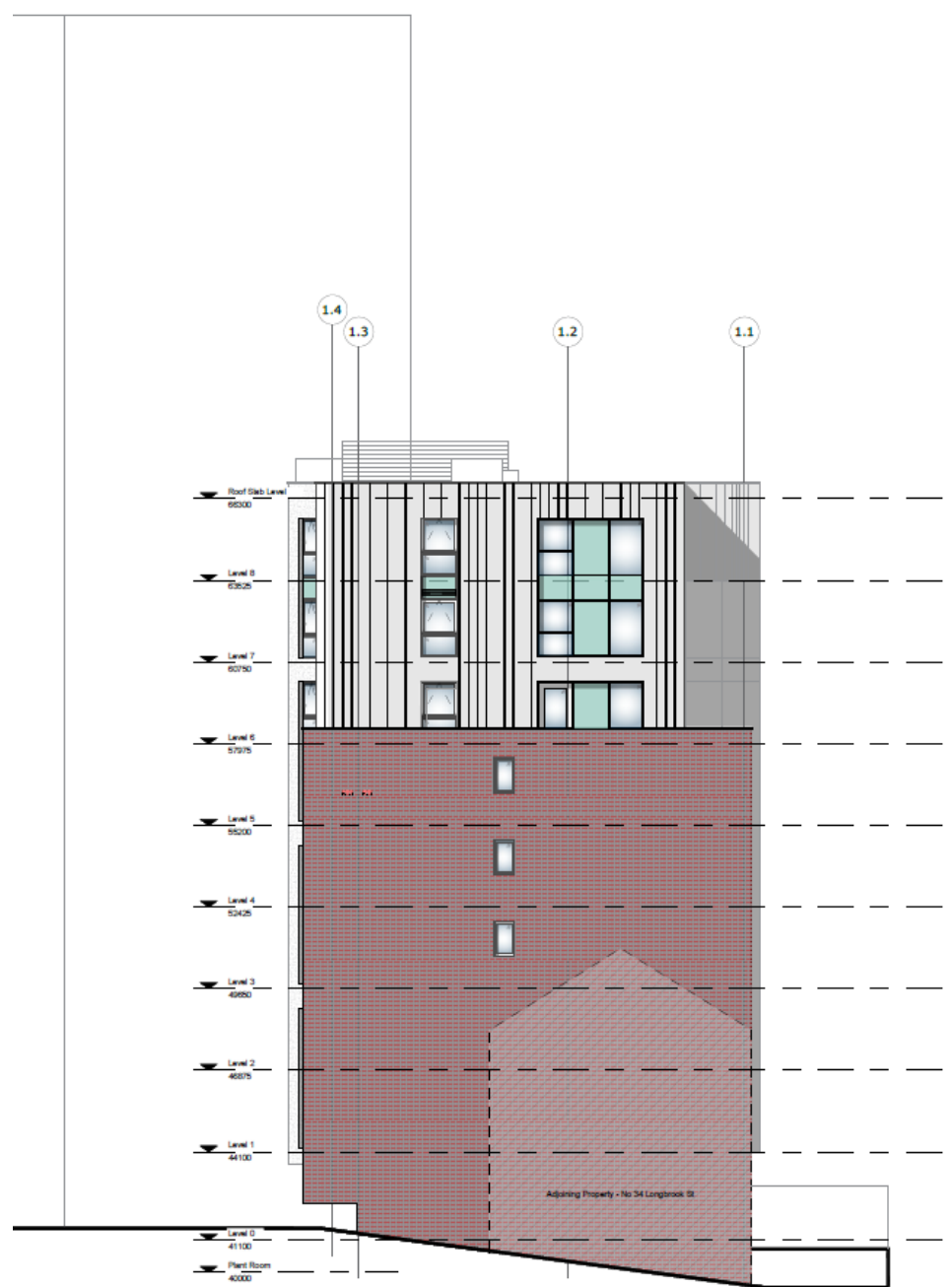
PROPOSED SECTION AND MEDIEVAL WALL



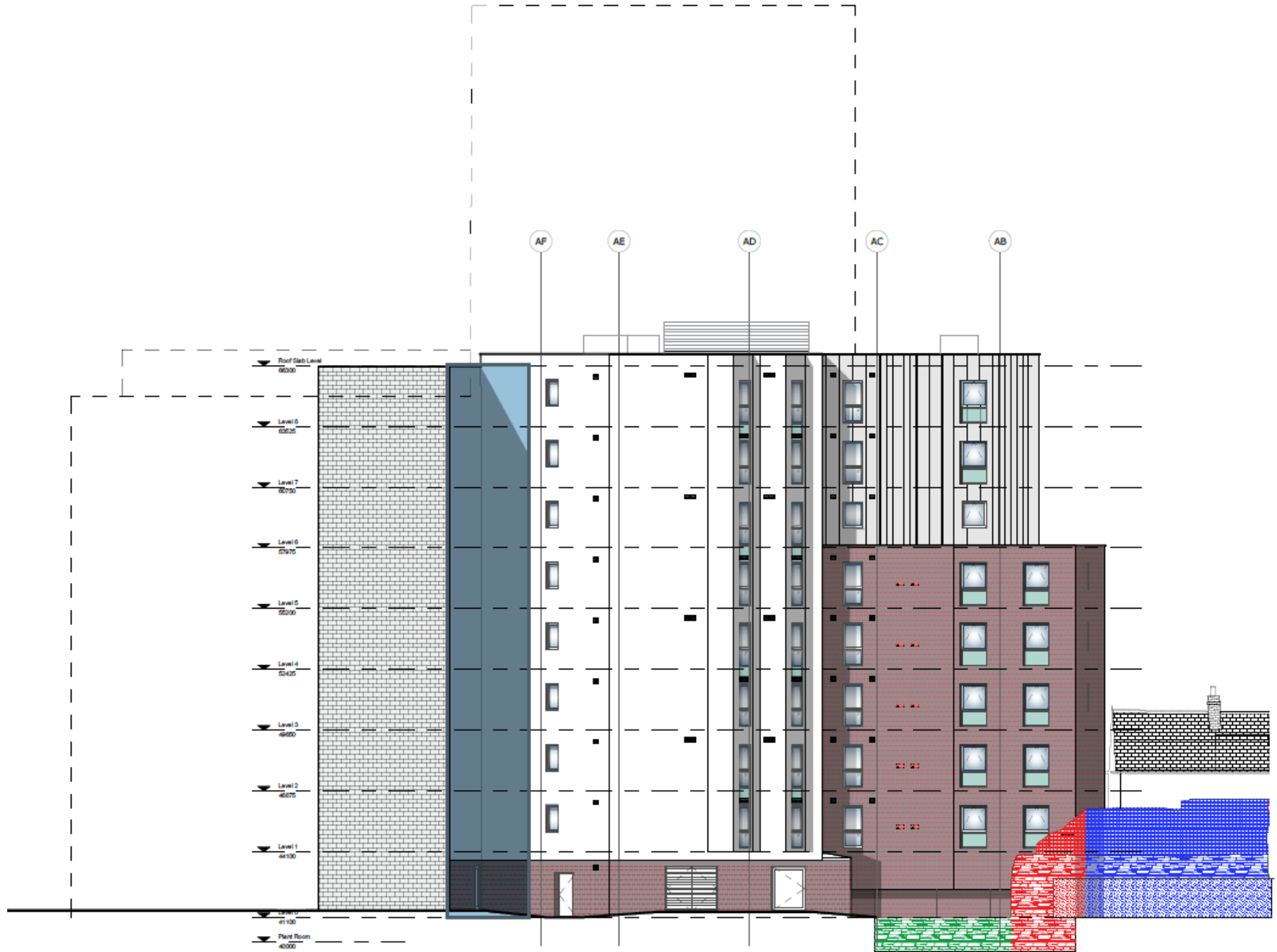
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



ILLUSTRATIVE IMAGE – BAILEY STREET



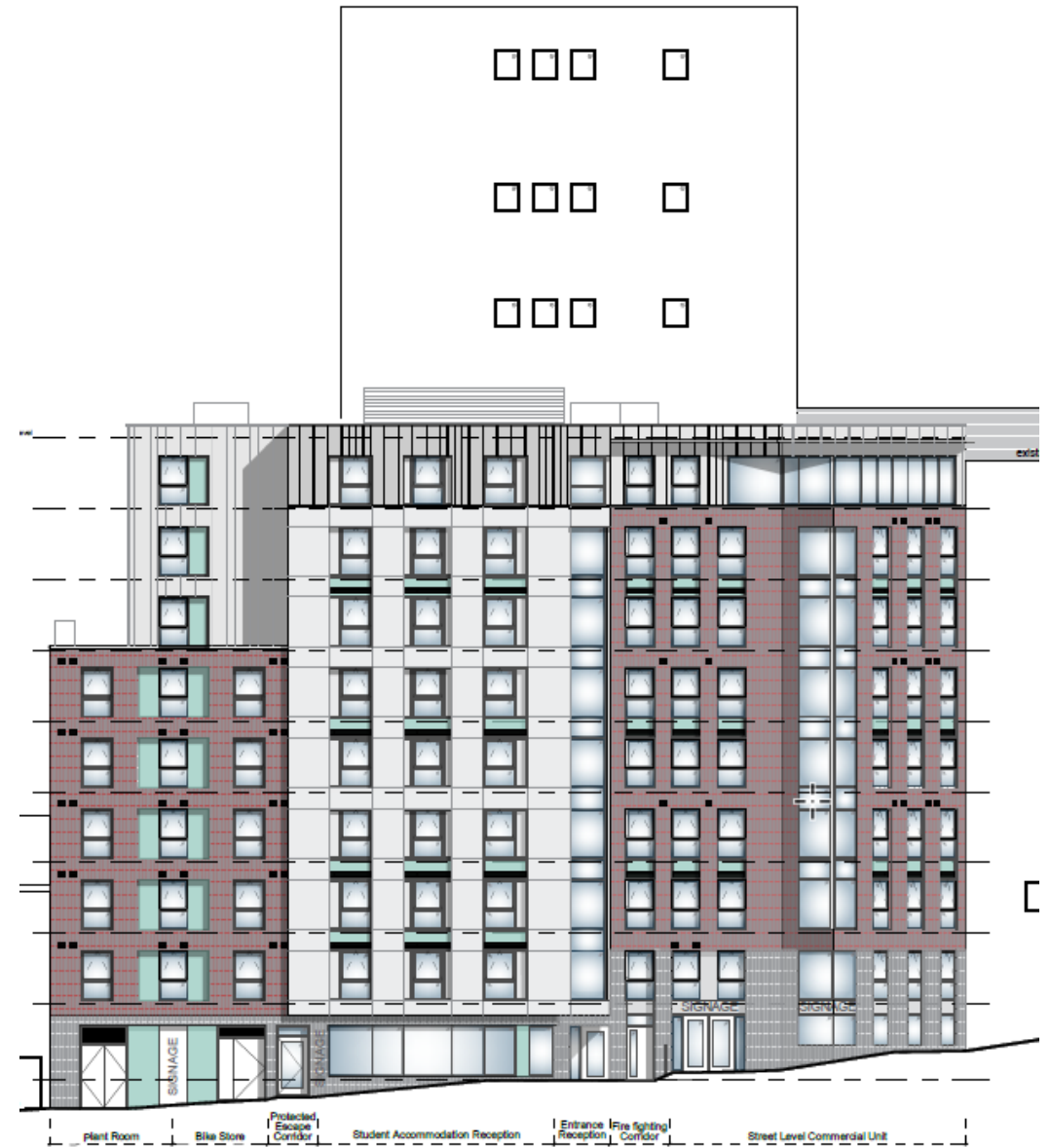
ILLUSTRATIVE IMAGE – LONGBROOK STREET



ILLUSTRATIVE IMAGE – KING WILLIAM STREET



2020 EXTANT PERMISSION

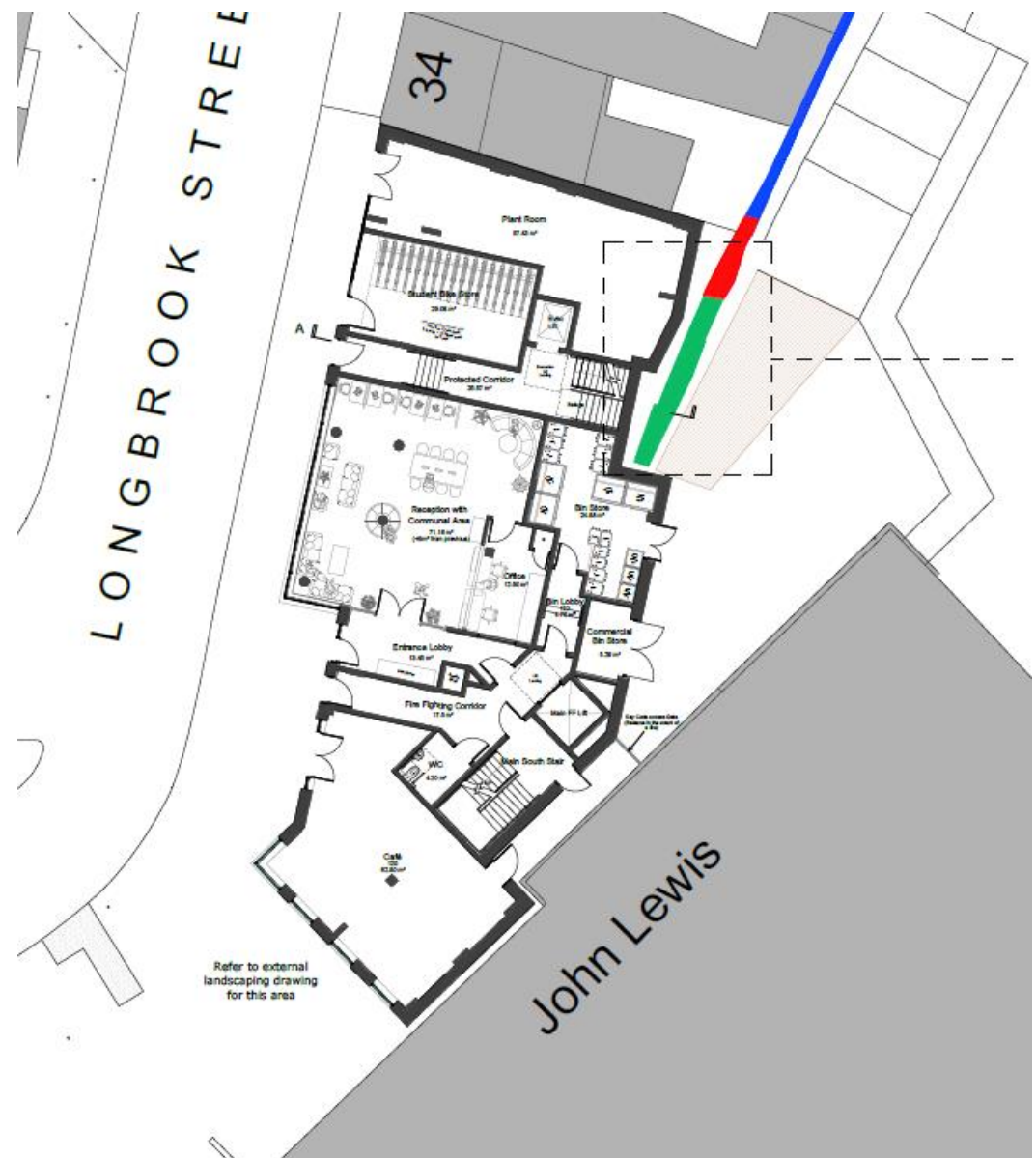


PROPOSAL

ELEVATION COMPARISON 2020 APPROVAL AND THIS APPLICATION



2020 EXTANT PERMISSION



PROPOSAL

GF COMPARISON 2020 APPROVAL AND THIS APPLICATION

- **Community balance and levels of PBSA**
- **Scale, massing and design**
- **Occupant amenity**

- A. DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:**
- o £600 per student room to Devon County Council for improvements to local cycle networks**
 - o £5,000 to Devon County Council for costs relating to Traffic Regulation Orders required as part of the development.**
 - o £27,667 for expansions of GP surgeries.**
 - o £19,564 to Exeter City Council for implementation of a Local Energy Network.**
 - o Management Plan agreed with Exeter City Council.**
- and the conditions set out on the Planning Committee Report.**

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 08 MARCH 2026 OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT)