



## Exeter City Council

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To the Chair and Members  
of the Planning Committee

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Our ref:

Your ref:

A meeting of the **PLANNING COMMITTEE** will be held in the Rennes Room, Civic Centre, Paris Street, Exeter at **Time Not Specified** on **MONDAY 15 JANUARY 2007** to consider the following business.

If you have an enquiry regarding any items on this agenda, please contact Sarah Selway, Member Services Officer on **Exeter 265275**.

**Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.**

Pages

### AGENDA

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

1. MINUTES

To sign the minutes of the meeting held on 6 November 2006.

2. DECLARATIONS OF INTEREST

Councillors are reminded of the need to declare personal and prejudicial interests, including the nature and extent of such interests, in relation to business on the agenda.

3. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985  
EXCLUSION OF PRESS AND PUBLIC

It is not considered that the Committee would be likely to exclude the press and public during the consideration of any of the items on this agenda but, if it should wish to do so, then the following resolution should be passed: -

**RECOMMENDED** that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part I of Schedule 12A of the Act.

4. **PLANNING APPLICATION NO.**

To consider the report of the Head of Planning Services. 1 - 40

(Report circulated)

5. **BUILDINGS AT RISK REPORT**

To consider the report of the Head of Planning Services. 41 - 44

(Report circulated)

6. **TREE PRESERVATION ORDERS**

To consider the reports of the Head of Planning Services. 45 - 46

(Report circulated)

7. **PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS**

To consider the report of the Head of Planning Services. 47 - 76

(Report circulated)

8. **ENFORCEMENT PROGRESS REPORT**

To consider the report of the Head of Planning Services. 77 - 78

(Report circulated)

9. **APPEALS REPORT**

To consider the report of the Head of Planning Services. 79 - 86

(Report circulated)

10. **SITE INSPECTION PARTY**

To advise that the next Site Inspection Party will be held on Tuesday 6 February

2007 at 9.30 a.m. The Councillors attending will be Shepherd, H.A. Slack and Wadham.

**DATE OF NEXT MEETING**

The next meeting of the Planning Committee will be held on **Monday 19 February 2007** 5.30 pm

*Membership –*

Councillors H Slack (Chair), Lyons (Deputy Chair), P Brock, Hannford, Mrs Henson, Mills, Mitchell, Moore, D J Morrish, Newby, Shepherd and Wadham

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. Alternatively, contact Sarah Selway on (01392) 265275 for further information.

**Individual reports on this agenda can be produced in large print on request to Member Services on 01392 265275.**

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## EXETER CITY COUNCIL

### PLANNING COMMITTEE 15 JANUARY 2007

#### APPLICATIONS FOR PLANNING PERMISSIONS

#### LISTED BUILDING CONSENT AND ADVERTISEMENT CONSENT

<b>App. No</b>	<b>Page No.</b>	<b>Location</b>
06/2567/03 06/2697/14	2	74 Heavitree Road, Exeter, EX1 2LP
06/1416/03	8	Rollestone Farm, Pennsylvania Road, Exeter, EX4 5BJ
06/1417/03	20	Rollestone Farm, Pennsylvania Road, Exeter, EX4 5BJ
06/2276/03 06/2026/14	25	Sunningdale, Prince Of Wales Road, Exeter, EX4 4PN
06/2322/03	31	Sylvania Stores, 1 Sylvania Drive, Exeter, EX4 5DT
06/2530/29	35	Land North of Exeter International Airport, Clyst Honiton, Exeter, EX5 2DS
06/2528/05	38	Unit 2, Emperor Way, Exeter Business Park, Exeter, EX1

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**ITEM NO.** 1

**COMMITTEE DATE:** 15/01/2007

**APPLICATION NO:** 06/2567/03 **FULL PLANNING PERMISSION**

**APPLICANT:** Mr D J Leaver

**PROPOSAL:** Redevelopment to provide eight self-contained flats, parking and associated works

**LOCATION:** 74 Heavitree Road, Exeter, EX1 2LP

**REGISTRATION DATE:** 04/12/2006

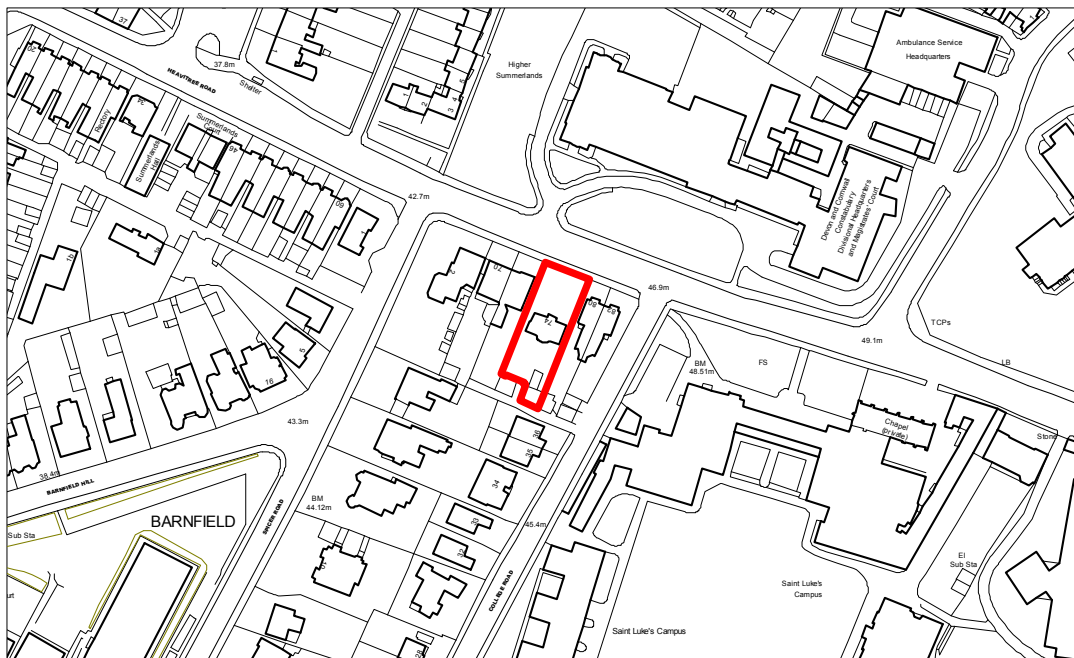
**APPLICATION NO:** 06/2697/14 **CONSERVATION AREA CONSENT**

**APPLICANT:** Mr & Mrs D Leaver

**PROPOSAL:** Demolition of dwelling

**LOCATION:** 74 Heavitree Road, Exeter, EX1 2LP

**REGISTRATION DATE:** 19/12/2006



Scale 1:2500

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### **HISTORY OF SITE**

06/2239/03 - Redevelopment to provide nine self-contained flats, parking and associated works. Application withdrawn 28/11/2006.

06/2240/14 - Demolition of dwelling. Application withdrawn 28/11/2006.

292-53 - Dwelling house and garage.

## **DESCRIPTION OF SITE/PROPOSAL**

The site comprises a modern two storey dwelling that is situated significantly behind the prevailing building line of properties in this stretch of Heavitree Road. The front of the site contains a number of Fir trees that are visually prominent in the street scene. The site is opposite the Heavitree Road Police Station and is one of 6 buildings on this stretch of Heavitree Road between the junctions with College Road and Spicer Road. The site has rear access via a small leading onto College Road.

The proposal comprises the demolition of the existing dwelling and removal of the existing trees in the front garden of the property. The site would then be redeveloped with a new detached building accommodating 8 self-contained flats. The proposed building would be situated more in line with the existing buildings on either side of the site than the existing building and incorporate a rear wing projecting further into the garden area. The majority of the accommodation is arranged over 3 floors with a small element at the rear that steps down to single storey. The building incorporates balcony areas to provide some of the amenity space, including two areas at the front facing the road, an area within the roofspace at second floor level at the rear and one over the single storey rear part of the building. The proposal provides for a limited level of on site parking (4 spaces) and the scheme incorporates solar panels and bio-mass boiler to provide energy for heating in the winter. The scheme has been designed so that each residential unit will achieve an EcoHomes' rating of excellent and qualify for the Secured by Design Award.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

The agent has submitted a Design Report and Access statement in support of the application. This document covers an appraisal of the site, the basic design principles, an analysis of scale and massing, privacy impact, materials, architectural detailing, Parking and refuse arrangements. It also covers the sustainable development elements of the proposal, landscaping and access.

It concludes: -

"This proposed luxury residential development will offer:

- A fresh contemporary design in harmony with existing adjacent buildings and the site location, which uses materials, features and details that relate to the adjacent existing buildings.
- Useful and designated amenity areas
- Apartments positioned to take advantage of views, orientation and the topography of the site
- Apartments arranged to respect the privacy of the neighbours
- Scale and massing in balance with adjoining neighbours. To create harmonious street scenes with sympathetic elevational treatments and heights which respect the height of adjacent buildings
- An improved urban design including quality landscaping, providing dwellings that will reinstate and generate renewed integrity into the area

- Attractive upgraded front and rear boundary conditions
- A sustainable development

To create a high quality residential environment offering dwellings that meet present day accommodation expectations.

## **REPRESENTATIONS**

Objections: 7. Principal planning issues raised:

- loss of trees
- loss of garden wildlife habitat
- lack of east elevations and appropriate sections to allow proper appraisal of proposal
- impact on water table/drainage
- width of rear access
- traffic generation
- noise
- bin storage arrangements
- detrimental impact on Conservation Area - character and visual impact
- loss of light/overbearing impact
- overdevelopment - significant increase in footprint/mass of building on site
- pollution
- parking problems, and
- privacy

## **CONSULTATIONS**

County Director of Environment, Economy and Culture - No objection subject to conditions.

## **PLANNING POLICIES/POLICY GUIDANCE**

Devon Structure Plan 2001 to 2016

- ST1 - Sustainable Development
- ST10 - Exeter Principle Urban Area
- CO6 - Quality of New Development
- CO7 - Historic Settlements and Buildings
- TR4 - Parking Strategy, Stands and Proposals

Exeter Local Plan First Review 1995-2011

- AP1 - Design and Location of Development
- AP2 - Sequential Approach
- H1 - Search Sequence
- H2 - Location Priorities
- T2 - Accessibility Criteria

- T10 - Car Parking Standards
- C1 - Conservation Areas
- EN4 - Flood Risk
- DG1 - Objectives of Urban Design
- DG2 - Energy Conservation
- DG4 - Residential Layout and Amenity
- DG6 - Vehicle Circulation and Car Parking in Residential Development

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPG13 - Transport
- PPG15 - Planning and The Historic Environment
- PPS22 - Renewable Energy
- PPS25 - Development and Flood Risk

### **OBSERVATIONS**

The main considerations in respect of this proposal relate to the relationship of the proposed building to surrounding properties, the design of the proposal, its impact on the character and appearance of the Conservation Area, compliance with Development Plan Policies and Highway implications.

#### **Relationship to surrounding properties**

The main part of the building is sited in line with the existing buildings either side. It is just clear of the side facing windows at the front of No 80 and although No 80 and 72 both have windows and/or glazed entrances on the sides of their buildings it is not considered that the relationship of the proposed building, and its impact upon them, would in itself warrant refusal of the current proposal.

The current scheme represents a significant reduction in the massing of the rear wing of the building in response to concerns expressed in connection with the recently withdrawn application. The revised rear wing is similar in scale to No.72 and the submitted sections confirm an acceptable relationship with the adjoining properties in terms of massing of this section of the building.

Timber screens are proposed to be erected to the both the north and south sides of the first floor terrace to Flat No.4 and this should ensure privacy for the neighbours.

#### **Design/Visual Impact on Conservations Area**

The existing dwelling has a distinctive chimney and an unusual position set back from the road compared to neighbouring properties. The trees in the front garden are visually prominent. It is considered that the existing building makes a neutral contribution to the Conservation Area. Whilst the loss of the existing trees would result in a significant change in the street scene it is not felt that the impact would warrant refusal of this

proposal. The submitted scheme includes a proposal for replacement trees within the front curtilage.

The massing of the building in relation to the street scene of Heavitree Road is considered acceptable. The building steps down in overall height from the ridge of No. 80 and is slightly higher than No.72. This gradual stepping down in height of buildings respects the fact that Heavitree Road slopes down towards the city centre and would thereby preserve the character of the street scene and ensures that the building would not appear incongruous from the main road.

The use of bays on the front of the building picks up on the character of neighbouring buildings, as does the general roof form and use of gable elements to the roadside elevation. Strong boundary treatments including railings along the road frontage would help to assimilate the proposal into the street scene.

#### Highway Impact

The proposal will obviously result in an increase in the number of residents living in the locality compared to that occupying the existing house. However, the site is situated close to the city centre and local amenities in terms of shopping and leisure facilities. It is also close to public car parks and the main bus station and is situated on a main bus route into the city centre. Although the County Director of Environment, Economy and Culture has indicated that a car free scheme would be acceptable the scheme proposes 4 off-street parking spaces within the rear curtilage of the building. These spaces would be accessed via an existing rear lane that emerges onto College Road. However, the applicant wishes to provide a limited level of parking provision on site (4 spaces) and in the absence of an objection from the Highway Authority it is not felt that this would amount to grounds on which to refuse the application.

The proposed communal bin storage area is within the recommended walking distance for refuse collectors from the public highway. This would provide storage space for two large ordinary refuse bins and 1 large recycling bin.

#### **SOUTHERN AREA WORKING PARTY (20/12/06)**

Members noted the reduction in the scheme from the recently withdrawn application. Members also noted that officers had requested further drawings to clarify the relative massing of the building in relation to neighbouring properties and that the application would be referred to Planning Committee on 15th January 2007 for determination.

#### **RECOMMENDATION**

**APPROVE** application 06/2567/03 subject to the following conditions:

- 1) C05 - Time Limit - Commencement

- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) C35 - Landscape Scheme
- 5) C37 - Replacement Planting
- 6) No part of the development hereby approved shall be occupied until each resident in the car free element of this development has been issued with a travel pack containing locations of local and major shopping, leisure and public transport facilities, together with times of the services, and that they will not qualify for residents' on-street parking permits in this area, in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.  
**Reason:** To ensure that residents of the five car free flats are aware of this status.
- 7) No part of the development hereby approved shall be occupied until the off-street parking facilities shall have been provided, surfaced and marked out in accordance with the requirements of this permission and retained for that purpose at all times.  
**Reason:** To ensure that adequate facilities are available for the traffic attracted to the site.
- 8) The flats hereby approved shall not be occupied until screens to protect neighbours privacy have been erected to the proposed terraces in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The screens shall be permanently retained for this purpose.  
**Reason:** In the interests of the privacy and amenity of neighbouring properties.

**APPROVE** application 06/2697/14 subject to the following conditions:

- 1) C08 - Time Limit - L.B. and Conservation Area
- 2) The demolition hereby approved shall not be carried out until a building contract has been entered into for the erection of the replacement building permitted by planning permission no. 06/2567/03 and satisfactory evidence to that effect has been produced to the Local Planning Authority.  
**Reason:** In the interests of the appearance of the Conservation Area.

**ITEM NO.**                    2

**COMMITTEE DATE:** 15/01/2007

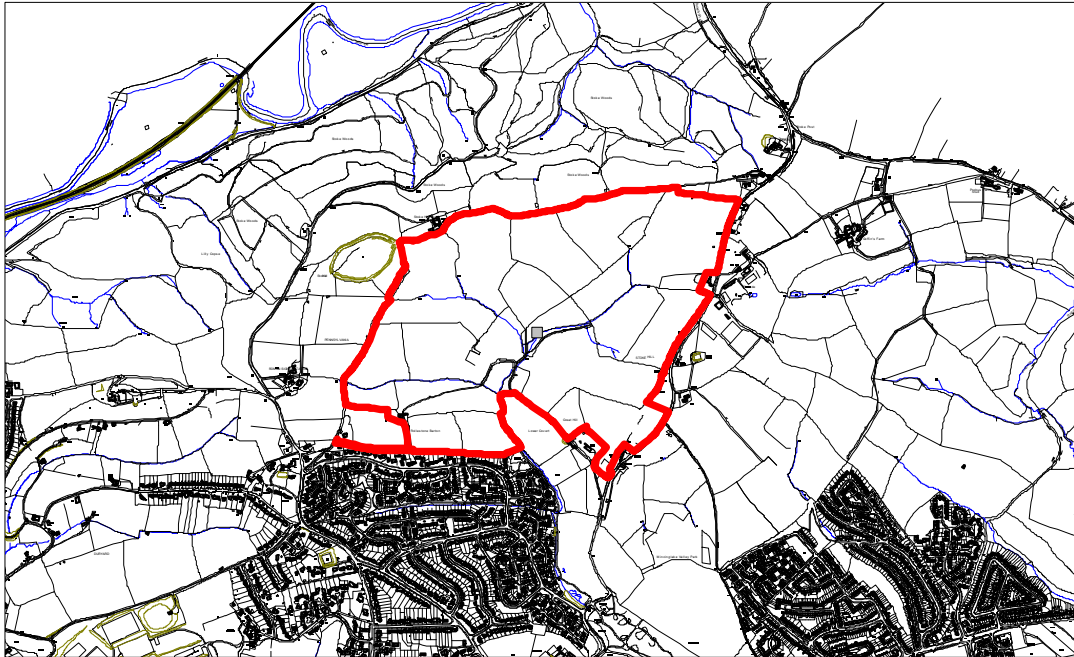
**APPLICATION NO:** 06/1416/03                    **FULL PLANNING PERMISSION**

**APPLICANT:** Mr Arden, Rollestone Farm

**PROPOSAL:** Change of use from agriculture to mixed agriculture and equestrian use

**LOCATION:** Rollestone Farm, Pennsylvania Road, Exeter, EX4 5BJ

**REGISTRATION DATE:** 13/07/2006



Scale 1:25000

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### **HISTORY OF SITE**

05/452/03 - Provision of occupational dwelling – temporary permission for three years which expires July 2008

05/448/03 - Two detached agricultural storage buildings (total 1626.96 sq.m.) - approved

05/583/03 - Two and one storey buildings to form quadrangle (442 sq. m.) for use as equine breeding and livery facilities - approved

05/1608/03 - Use of livestock building for stabling - temporary permission expired June 2006

06/1417/03 - Multipurpose equestrian arena – not yet determined – also on this agenda

### **DESCRIPTION OF SITE/PROPOSAL**

Rollestone Farm is an agricultural holding on the northern edge of the built up area of Exeter. Vehicular access is via a private track which also serves as a bridleway from Stoke Valley Road. This track runs alongside the rear gardens of a number of dwellings

in Stoke Valley Road for approximately 370m. The track is particularly narrow in this area with little or no opportunity for vehicles to pass each other.

The existing permitted use of the site is as an agricultural holding. Permission has been granted for a new building for livery and breeding facilities which will enable some equestrian use to take place on the farm. However, the applicants are seeking permission for a mixed equestrian and agricultural use which would allow the unrestricted use of the holding for equestrian purposes without the need for further applications.

### **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

1. The re-establishment of the Rollestone Estate is now reaching its final stages. The agricultural buildings have now been completed and are in use, the new stable complex (which was granted consent some time later than the main farm) has been started and the estate is once again becoming established as a thriving rural business unit.
2. Since initial applications relating to the re-establishment of the estate were submitted to Exeter City Council the agricultural climate has altered rapidly. The new single payment scheme has, to a fashion, kicked into operation and as a result market forces have begun to change the ways in which farms across the nation are conducting their business. The now reducing subsidy payments available to farms and the disappointing record of payments are forcing farmers to change the way that they invest in their land and properties.
3. The applicants have taken stock of the situation that currently faces agriculture and have begun placing more emphasis on equestrian activities than on the farming activities that were previously forecast.
4. The original master plan for the farm was to initiate redevelopment of the land to maximise on the topography to provide a combination of arable, agricultural livestock and equestrian activities on the property. The applicants have now decided to put the far more lucrative equestrian and breeding and livery sector ahead of the proposed livestock business.
5. This application therefore seeks to regularise the equestrian use of the property, to allow all activities associated with stud farming to occur. These activities will include but are not limited to breeding and raising of Rollestone progeny and final schooling, training and sale of sport horses (note: schooling relates to breaking and early domestication of horses and does not entail rider training/riding school activities).
6. Agricultural activities will continue occurring in conjunction with the equestrian activities. Arable operations will provide oats, wheat and straw for feed and bedding and the agricultural livestock will be used to enable a suitable regime of pasture management. It is essential to control infective worms on the holding by rotational grazing/land use patterns - please note that this is the principle reason for the whole farm being entered for the change of use rather than specific fields.
7. Rollestone is already experiencing huge demand for its services, both in terms of livery for privately owned horses and sale of foals and young stock bred on the farm. The farm website is experiencing a vast number of enquires and Mr Arden is being

forced to turn away prospective customers on a weekly basis as the property is fast reaching maximum capacity.

8. This application requires no alteration to any of the existing activities on the site and it is believed that this application is in the interests of the estate for its long term future.
9. The application is not expected or intended to increase or affect the number of daily traffic movements to and from the farm.
10. Breeding and exercising sport horses does not constitute an agricultural activity, so to regularise the increased equestrian use of the land a change of use is required. Approval of the application would provide a flexible range of additional opportunities for the estate and its clients. One benefit will be achieved through the intended creation of a loop of access routes (no engineering works will be required) around the farm, and a variety of cross country style jumps which would require permission for the change of use away from agriculture but will be an acceptable activity if the application is approved.

## **REPRESENTATIONS**

Objections: 16. Principal planning issues raised:

1. The agricultural livestock building with temporary permission for use as stabling until June 2006 is currently being used for livery without permission and has resulted in a marked increase in vehicular traffic along Bridleways 7/8.
2. If the application is granted then the approved agricultural buildings could be used for equestrian purposes with a likely increase in vehicular traffic.
3. The planning consent for the temporary residential accommodation was granted on agricultural grounds, but there has been a marked decrease in agricultural activity on the farm in the last three years. Most of the land is in grass or fallow and is grazed by horses. If the application is granted it is a concern that a new permanent dwelling could be justified without any agriculture taking place on the site.
4. The bridleway is not wide enough for two way traffic.
5. The applications for piecemeal development of this site should be rejected until a different access to the farm can be found which can accommodate the increased vehicular traffic.
6. The application is too vague and could result in significant changes to the agricultural landscape.

## **CONSULTATIONS**

The Environment Agency raises no objections to the proposal.

The County Director of Environment, Education and Culture advises that the equestrian element of this proposal causes concern because the applicant has not adequately demonstrated that there would not be problems associated with additional traffic being attracted to the site. The site has only one means of vehicular access, which is from Stoke Valley Road and is obtained via bridleway no.8, which is also part of the route of the Exeter Green Circle Footpath. The additional vehicular traffic along the

bridleway/footpath generated by the proposal is likely to increase vehicular/equestrian/pedestrian conflict along the public right of way to the detriment of safety and for that reason refusal is recommended.

The Council's Countryside Officer advises that if the application is to be approved, he considers that there are opportunities that could be sought to enhance the bridleway network and improve accessibility for pedestrians and horse riders throughout the holding.

### **PLANNING POLICIES/POLICY GUIDANCE**

Devon Structure Plan  
Exeter Local Plan First Review 1995-2011

- CO6 - Quality of New Development
- TR10 - Strategic Road Network and Roadside Service Areas
- LS1 - Landscape Setting
- LS4 - Local Nature Conservation Designation/RIGS
- DG1 - Objectives of Urban Design

### **OBSERVATIONS**

Expert advice has been sought from Principal Land Agent at Devon County Council concerning this proposal. His advice in respect of this application, and also in respect of planning application 06/1417/03 for a multipurpose equestrian arena, is contained in a letter attached to this report.

The conclusion of the advice in respect of this application is that if the change of use were permitted, it would be much more difficult to argue against a potential exponential expansion of the equestrian stabling facilities or other development should it be deemed reasonably necessary for the purposes of the business, which would be based on the level of demand. This in turn could potentially increase the volume of traffic from local equine owners taking DIY/full livery at Rollestone Farm.

If the application is approved it will not be possible to control the use of existing agricultural buildings on the site for equestrian purposes. Therefore the intensity of the equestrian use could increase, with an associated increase in vehicular traffic. Similarly, it would be difficult to resist the creation of equestrian paths, jumps, and other horse related paraphernalia. There would be implications for the landscape setting of the city which is protected by Local Plan policy LS1.

It is considered that equestrian activities on this agricultural unit may be acceptable but that in the interests of monitoring their impact on vehicle movements and landscape, they should be subject to planning control. This control would effectively be removed by the granting of a mixed use permission.

The current use of the livestock building for stabling is unauthorised and has been referred to the Senior Enforcement Officer for investigation.

#### **NORTHERN AREA WORKING PARTY (14 August 2006)**

One Member felt that the proposal should be supported with another voicing the concerns raised by residents in respect of the anticipated increase use of the lane. Members supported the proposal that an agricultural consultant be engaged to assess the viability of existing and proposed activities for further consideration by the working party.

#### **NORTHERN AREA WORKING PARTY (18 December 2006)**

Members noted that this application would go to the Planning Committee to be determined. They requested a visit by the site inspection party.

#### **SITE INSPECTION PARTY**

Members viewed the site and the access to it and noted the width and condition of the access track. One Member considered that the proposals were acceptable and that if people wish to live close to rural activities they should accept the consequences of intensified rural activity. The other two Members were not opposed to the proposed uses per se but considered that they should be controlled to minimise the impact on neighbours amenity and the character of the area. They considered that the mixed use should be refused. Equestrian activities should be dealt with on a case-by-case basis to assess their impact on the amenity of neighbours, the highway network and the character of the countryside.

#### **RECOMMENDATION**

**REFUSE** for the following reasons:

- 1) This application is contrary to policies CO1 & CO6 of Devon Structure Plan 2001-2016 and policies LS1 & DG1 of Exeter Local Plan First Review 1995-2011 because the proposals would be likely to result in alterations to the character of the landscape setting of the city which would be outside the control of the Local Planning Authority.
- 2) Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, traffic generation / attraction and the effect on the adjacent highway / bridleway / footpath system, contrary to Policy TR10 of the Devon County Structure Plan.
- 3) The access route to the site is by reason of its inadequate width, poor horizontal and vertical alignment, unsuitable to accommodate the increase in traffic likely to be generated with consequent risk of additional danger to all users of the route, contrary to Policy TR10 of the Devon County Structure Plan.

- 4) The proposed development would result in an increase in vehicular traffic along a designated Bridleway with consequent loss of amenity and risk of additional danger and inconvenience to all users of the designated right of way contrary to Policy TR10 Devon County Structure Plan.

Phil Norrey  
Chief Executive

R Clotworthy Esq, Area Planning Officer  
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Your ref: 06/1415/03 & 05/1417/03 Date: 27 November 2006 Phone: 01392 283404 e-mail: dan.meeke@devon.gov.uk  
My ref: DDMYD Please ask for: Mr D D Meek Phone: 01392 283407

30 NOV 2006

Dear Mr Clotworthy

**RE: ROLLESTONE FARM, PENNSYLVANIA RD, EXETER  
CHANGE OF USE FROM AGRICULTURE TO MIXED AGRICULTURE  
& EQUESTRIAN USE, & MULTI-PURPOSE EQUESTRIAN ARENA**

Further to your letter of 20<sup>th</sup> October 2006, I arranged with Ian Firth of Aconus to meet Mr & Mrs Arden, the applicants at Rollestone Farm, Pennsylvania on Monday 6<sup>th</sup> November.

I note from your instruction you would like me to consider two arguments put forward by the applicants agents. The first being that changes in agricultural circumstances have necessitated the current applications and secondly, that the proposals would not generate any more traffic than that associated with the current approved use of the site.

However, before addressing these specific issues, I feel it important to set out in summary format the background to this case.

#### Background

As I understand it, Mr Arden purchased Rollestone Farm in the summer of 2003. I understand Rollestone is a mixed arable and pasture unit of approximately 205 acres. There are approximately 100 acres of arable ground and 95 acres of pasture, with a further ten acres of woodland and non-productive areas.



Since acquiring the site, Mr & Mrs Arden have clearly spent a considerable capital sum in constructing two substantial, modern, fully-enclosed, steel portal frame buildings, both of which received planning permission in 2005. One building has approval for agricultural livestock use and the other is split in two to form separate workshop and grain store areas. The second building also has open fronted lean-tos either side to provide general covered storage space. In addition, there is a substantial concreted yard area and the access lane is in the process of being concreted.

There is also an unimplemented planning consent for a two and one storey building to form a quadrangle of 442 square metres in area for equestrian use.

Finally, planning permission has been granted for a temporary agricultural dwelling which has been constructed.

With the construction of the equestrian quadrangle not yet begun temporary planning consent was granted last autumn for the livestock building to be used for equestrian stabling until 6<sup>th</sup> June 2006. Six permanent stables have been constructed internally with five temporary stables installed and a further five temporary stables fabricated and ready to install.

#### A Planning Appraisal

The current applications are, it would appear, interrelated. The first application is for change of use for the property from agriculture to one of mixed agricultural and equestrian use. The second application is to construct a multi-purpose, all weather, equestrian arena of 60m x 40m dimensions.

Given the obvious time, effort and resources that must have already been invested in constructing the new infrastructure at Rolleston Farm, it is perhaps only fair to say that the actual farming operations thus far have taken a back seat.

Mr & Mrs Arden confirmed that they had until recently only owned two beef cattle, but because of inadequate fencing, they kept escaping and now they have no agricultural livestock on the holding whatsoever.

The arable sector of the business has been slightly more productive. It is understood that 60 acres of cereals were grown and harvested on the holding this year. It is understood most of the grain has been sold locally to a shoot to feed game birds but some is still present in the store. The straw has been baled and stored on the holding.

In contrast, the equestrian enterprise does however appear to have flourished. I understand that the applicants themselves have twelve high quality valuable thoroughbred breeding mares. They leave the holding annually to go to stud. They also own two colts, one yearling and one domestic pony. Last year, five foals were sold untrained. This year, only two foals have been sold.

Mr and Mrs Arden also suggested that they would also like to buy in good quality colts or fillies from the continent, break and school them in the arena and sell them on for a substantial profit.

In addition to the owners own horses, there are a further nine equine accommodated on DIY livery and a further 25 equine on full grass livery. Grass livery is where the equine are turned out to graze day and night with no involvement from owners, no exercise, no stabling, etc. DIY livery however is where the property owners provide stabling, light, water and grazing, but the owners of the equine take full care of their own horses, to include mucking out, feeding, watering, grooming and exercising. Full livery requires the property owners to muck out, feed, water, groom and exercise also.

It is understood that Mr & Mrs Arden could take in far more DIY or full livery equine, but are currently limited to the number of stables constructed. When the new accommodation block is complete, it will accommodate 18 stables, the Estate Office, Tack Room, etc. but it has, I believe, been designed so that it could accommodate 30 stables.

In my opinion, that would provide for quite a substantial DIY/full livery centre in the area.

#### The Equestrian Arena

When considering whether or not the equestrian arena, the subject of the current planning application is considered 'reasonably necessary', I would firstly note that I was informed by Ian Firth that the arena was in fact always included as part of the Rolleston redevelopment 'master plan' and thus it was always the intention of the applicants to install one. A copy of the master plan was, I understand submitted to the planning department.

Mr & Mrs Arden's main equestrian enterprise is, as stated above, the breeding of high quality, thoroughbred equine. At the moment mares are being exported to stud because although they have stabling for the stallion, they have no secure exercise areas for him. The provision of the equestrian arena would enable them to accommodate and exercise a stallion without the risk of him escaping from field enclosures and becoming a nuisance/risk to livery users and indeed local riders using the bridleway across the holding.

Furthermore, Mr & Mrs Arden currently sell all progeny as foals or yearlings. Effectively, this means that they are not broken or schooled. This is simply because they do not have an appropriate facility available on site to break and school progeny. If they were able to break and school progeny reared on the holding and/or colts or fillies bought in, then they would be able to sell them at a substantial premium. This has, I understand, always been the intent of the applicants and the primary justification for requiring the equestrian arena.

Mrs Arden also stated that existing and potential customers of the livery centre have indicated that they would much prefer for an all weather exercise area to be available on site. I believe that some customers currently box their equine and take them to Bicton Arena to use their all weather facility. Mrs Arden added

that without the arena she cannot possibly offer full livery as opposed to DIY livery as the equine could not necessarily be exercised all year round. I have some sympathy with this opinion, but would perhaps suggest that although obviously desirable from a clientele point of view for the centre to have an all weather exercise arena, it is not necessarily essential. There are many livery centres that do not benefit from such a facility. Indeed, there are a number of tenants on the County Farms Estate who have diversified into providing DIY livery on the farms and the absence of an all weather arena has not, as far as I am aware, ever been an issue with clientele.

Nevertheless, given the obvious commitment and capital investment made at Rolleston Farm to date, I have no doubt that Mr & Mrs Arden are fully committed to the enterprise and would significantly benefit from an all weather equestrian arena being available on site. It is also probable that they would be able to charge more rent and the unit would perhaps be more attractive to equine owners in the area looking for livery.

In conclusion therefore, I believe the arena is probably reasonably necessary for the purposes of the equestrian business.

#### Change of Use

I understand that the applicants have submitted the planning application for a change of use from agricultural to one of mixed agriculture and equestrian to facilitate the gradual development of the equestrian enterprise but also enabling them to continue farming should agricultural economics become more attractive to them.

Mr & Mrs Arden have suggested that they foresee the equestrian business expanding. If the use is extended to mixed agricultural and equestrian, I believe it would be far more difficult to control the potential exponential growth of the equestrian business to the detriment of the agricultural business.

Grazing of equine on agricultural land is, in planning terms, a permitted use. The applicants could therefore increase exponentially the number of equine grazing the holding without the need for any further consent from the Local Planning Authority.

Whilst the current use is limited to agriculture alone, a degree of 'diversification' to a partial equestrian use is permitted, and expansion can be controlled. It is my understanding that even with the change of use any 'development' would still require consent from the Local Planning Authority.

However, if the change of use were permitted, I believe it would be much more difficult to argue against a potential exponential expansion of the equestrian stabling facilities or other development, should it be deemed reasonably necessary for the purposes of the business which would of course be based on the level of demand. This in turn could potentially increase the volume of traffic from local equine owners taking DIY/full livery at Rolleston Farm.

#### Changes in Agricultural circumstances

In answer to the first specific question as to whether or not the arguments put forward by the applicant's agent that changes in agricultural circumstances have necessitated the current application, then I believe this claim is questionable. I do not believe that the adoption by the European Union of the new Common Agricultural Policy (CAP) and introduction of Single Payment Scheme Entitlement (SPSE) has necessitated the current application.

This year has in fact been far more profitable for both the beef and arable sectors than last year (the year in which the planning applications were submitted for the agricultural buildings).

It is acknowledged that in the seasons 2003/04 and 2004/05 the applicants would have benefited from the old CAP subsidy regime which would have added to the overall income, and that that subsidy is no longer available - particularly for those farmers who did not trade during the 'reference period' (2000 to 2002) to establish a 'historic entitlement' for the new subsidy regime. Those farmers now trading in the beef and arable sectors without a 'historic entitlement' and only an 'area entitlement' are likely to be less profitable than they would have been under the old CAP regime.

Nevertheless, by the time the planning applications were submitted (spring 2005) for the new agricultural buildings, sufficient knowledge was available of the new CAP regime and subsidy payment system to forecast entitlement payments for agricultural land and businesses. Comparing the two year in which the separate planning applications have been made ie 2005 with 2006 would suggest that the economics of both beef and arable farming in the post establishment era of CAP entitlements is perhaps actually improving.

I do not think that I need to dwell too much on this point, but if firm evidence is required, then I can, on request, supply standard costings or market evidence for the years 2005 and 2006.

#### Increased Traffic

With regard to the question of whether or not the proposals would generate any more traffic than that associated with the current approved use of the site will in my opinion depend on two factors. The first being the availability of the arena to non-residents and secondly, how many grazing/DIY/full livery equine could be accommodated on the holding if the general permitted use of the property was changed from that of agricultural to mixed agricultural and equestrian and whether all those equine owners would be permitted to make use of the arena.

Taking each point in turn, I would comment that unless restricted by a condition of consent the number of equine on the holding may increase exponentially and that increase in equine may bring with it an increase in owners who may wish to make regular use of the arena. This increase in use could perhaps extend to local owners taking 'grazing' livery. Furthermore, the all weather equestrian arena could be made available for a fee to private non-resident equestrian owners within a not unsubstantial radius. It is certainly not uncommon for

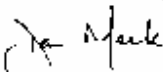
equine owners to box and drive a considerable distance, particularly at weekends, to visit and make use of all weather facilities that may not be available at home, or where they currently take stabling. Mrs Arden herself stated that her current DIY residents box their horses and drive all the way to Bixton to make use of the facility there.

This potential increase in traffic may be mitigated by limiting the use of the arena to resident DIY and full livery equine owners ie excluding grazing livery and pay as you go non residents. That said, and as stated above, if the proposed change of use is permitted it may be more difficult to argue against an application to increase/expand the number of stables or other development on the holding. An increase in any form of further equine development and particularly an increase in the number of stables to accommodate full or DIY livery will probably increase the level of traffic visiting Rolleston Farm.

In conclusion and in answering your second specific question therefore I believe the two applications could perhaps generate more traffic but this could be controlled by appropriate wording of conditions to such consent ie restricting the numbers of stables that could be built on the holding and restricting the use of the arena to resident DIY and full livery clientele only.

Should you require any further information or clarification on any matter raised in this letter, then please do not hesitate to contact me.

Yours sincerely



**D D Meek BSc(Hons) MRICS FAAV**  
**Principal Land Agent**  
**Devon Property**

**ITEM NO.**                    3

**COMMITTEE DATE:** 15/01/2007

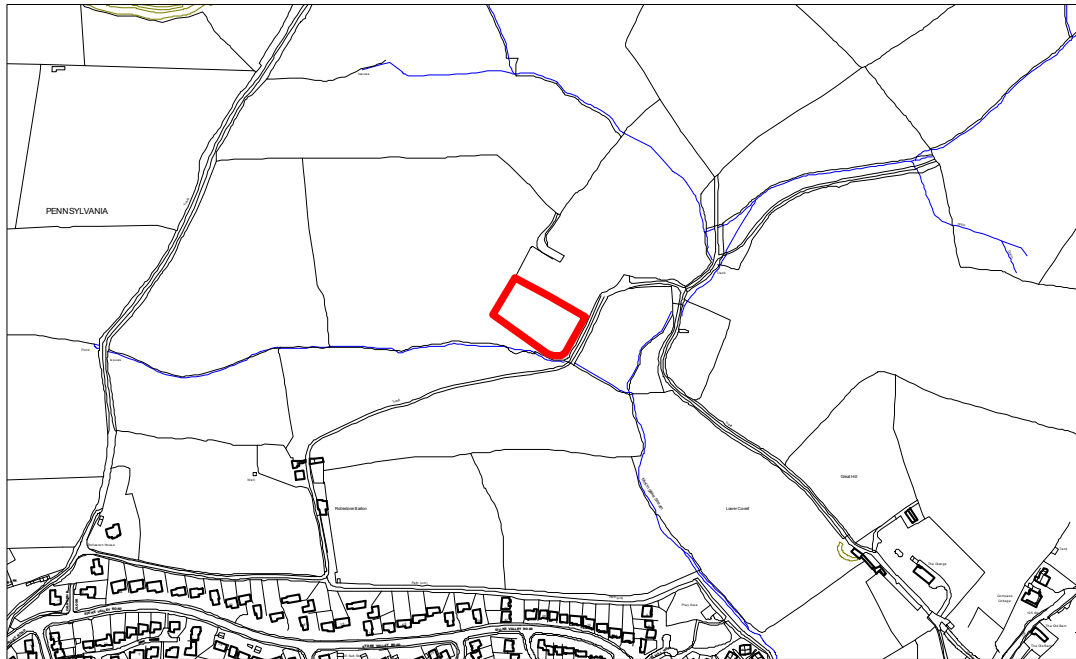
**APPLICATION NO:**    06/1417/03                    **FULL PLANNING PERMISSION**

**APPLICANT:**                    Mr C Arden

**PROPOSAL:**                    Multipurpose equestrian arena

**LOCATION:**                    Rollestone Farm, Pennsylvania Road, Exeter, EX4 5BJ

**REGISTRATION DATE:** 13/07/2006



Scale 1:7500

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### **HISTORY OF SITE**

05/452/03 - Provision of occupational dwelling – temporary permission for three years which expires July 2008

05/448/03 - Two detached agricultural storage buildings (total 1626.96 sq.m.) - approved

05/583/03 - Two and one storey buildings to form quadrangle (442 sq. m.) for use as equine breeding and livery facilities - approved

05/1608/03 - Use of livestock building for stabling - temporary permission expired June 2006

06/1416/03 - Change of use from agriculture to mixed agriculture and equestrian use – not yet determined – also on this agenda

### **DESCRIPTION OF SITE/PROPOSAL**

Rollestone Farm is an agricultural holding on the northern edge of the built up area of Exeter. Vehicular access is via a private track which also serves as a bridleway from Stoke Valley Road. This track runs alongside the rear gardens of a number of dwellings

in Stoke Valley Road for approximately 370m. The track is particularly narrow in this area with little or no opportunity for vehicles to pass each other.

Planning permission is sought for a 3590 square metre multipurpose equestrian arena. This would be sited on a levelled area to the south west of the existing agricultural storage buildings on the site. The arena would be finished with a combination silica sand/rubber compound surface and surrounded by a post and rail fence.

### **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

1. To enable the equestrian business to succeed to its fullest potential, it is essential that an arena facility is introduced to the property at the earliest opportunity.
2. The proposal will not require any additional facilities on site nor will it increase the intensity of the use of the stables or generate any additional traffic to or from the site once the project reaches completion. We acknowledge that some site traffic will be generated by the proposal whilst the construction is completed. However, this will be short lived and remediated or actively limited where at all possible.
3. The proposed arena will be used for an enormous variety of uses including training/schooling of young stock, dressage practice, show jumping practice, pony and horse sales/demonstration, and veterinary practice.
4. Rollestone Farm has been identified by St David's Farm and Equine Practice as a centre for Equine Artificial Insemination (AI) so in addition to conventional uses, the arena will also be used in conjunction with St David's for breeding and AI purposes.
5. We are well aware and mindful of previous comments from the Council and members of the public relating to the use of the property as a riding school. This is simply not the intention or future desire of the applicants. This proposed facility is simply a necessary addition to the combined equestrian/breeding/livery business and their own private recreational arrangements.

### **REPRESENTATIONS**

Objections: 15. Principal planning issues raised:

1. The proposal will result in additional traffic visiting the farm
2. The bridleway is not wide enough for two way traffic.
3. The applications for piecemeal development of this site should be rejected until a different access to the farm can be found which can accommodate the increased vehicular traffic.
4. The proposed use of the arena is imprecise.
5. The site of the arena has been levelled and prepared without planning permission.

Support: 10. Reasons for support:

1. The proposed facility is needed in the area.
2. The facility will make the site more attractive for livery stabling.
3. An arena is an integral part of any equestrian establishment.

## **CONSULTATIONS**

The Environment Agency raises no objections to the proposal.

The County Director of Environment, Education and Culture advises that the proposal causes concern because the applicant has not adequately demonstrated that there would not be problems associated with additional traffic being attracted to the site. The site has only one means of vehicular access, which is from Stoke Valley Road and is obtained via bridleway no.8, which is also part of the route of the Exeter Green Circle Footpath. The additional vehicular traffic along the bridleway/footpath generated by the proposal is likely to increase vehicular/equestrian/pedestrian conflict along the public right of way to the detriment of safety and for that reason refusal is recommended.

The Council's Countryside Officer advises that if the application is to be approved, he considers that there are opportunities that could be sought to enhance the bridleway network and improve accessibility for pedestrians and horse riders throughout the holding.

## **PLANNING POLICIES/POLICY GUIDANCE**

Devon Structure Plan  
Exeter Local Plan First Review 1995-2011

- CO6 - Quality of New Development
- TR10 - Strategic Road Network and Roadside Service Areas
- LS1 - Landscape Setting
- LS4 - Local Nature Conservation Designation/RIGS
- DG1 - Objectives of Urban Design

## **OBSERVATIONS**

Expert advice has been sought from Principal Land Agent at Devon County Council concerning this proposal. His advice in respect of this application, and also in respect of planning application 06/1417/03 for a multipurpose equestrian arena, is contained in a letter attached to this report.

The advice concludes that approval could be possible subject to a restriction to use by people who keep their horses on the farm, thus avoiding additional visiting traffic.

It is considered that it would be appropriate to approve the application subject to a legal agreement limiting the use of the arena.

### **NORTHERN AREA WORKING PARTY (14 August 2006)**

One Member felt that the proposal should be supported with another voicing the concerns raised by residents in respect of the anticipated increase use of the lane. Members supported the proposal that an agricultural consultant be engaged to assess the viability of existing and proposed activities for further consideration by the working party.

### **NORTHERN AREA WORKING PARTY (18 December 2006)**

Members noted that this application would go to the Planning Committee to be determined. They requested a visit by the site inspection party.

### **SITE INSPECTION PARTY**

Members viewed the site and the access to it and noted the width and condition of the access track. One Member considered that the proposals were acceptable and that if people wish to live close to rural activities they should accept the consequences of intensified rural activity. The other two Members were not opposed to the proposed uses per se but considered that they should be controlled to minimise the impact on neighbours amenity and the character of the area. They considered that the proposed arena could be approved with appropriate controls to limit the number of people using it.

### **RECOMMENDATION**

Subject to a section 106 agreement restricting the use of the arena to horses stabled at Rollestone Farm, and providing for that restriction to be included in contracts with livery customers, **APPROVE** subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 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 11 July 2006 (dwg. nos. PH3B-001 & -002) as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) Samples of the material it is intended to use in the surfacing of the arena (including its colour) shall be submitted to the Local Planning Authority and the development shall not be started before approval is obtained in writing and the material used in the construction of the development shall correspond with the approved sample in all respects.  
**Reason:** To ensure that the materials conform with the visual amenity requirements of the area.

- 4) No spectator facilities shall be provided without the express written permission of the Local Planning Authority.  
**Reason:** The access route to the site is by reason of its inadequate width, and poor horizontal and vertical alignment, unsuitable to accommodate the increase in traffic likely to be generated by spectator facilities.
- 5) No illumination of the arena hereby permitted shall take place without the express written consent of the Local Planning Authority.  
**Reason:** In the interests of protecting the rural character of the area.

**ITEM NO.** 4

**COMMITTEE DATE:** 15/01/2007

**APPLICATION NO:** 06/2276/03 **FULL PLANNING PERMISSION**

**APPLICANT:** Motionarch Properties Limited

**PROPOSAL:** Redevelopment to provide 12 student flats, bicycle store, refuse area and associated works

**LOCATION:** Sunningdale, Prince Of Wales Road, Exeter, EX4 4PN

**REGISTRATION DATE:** 03/11/2006

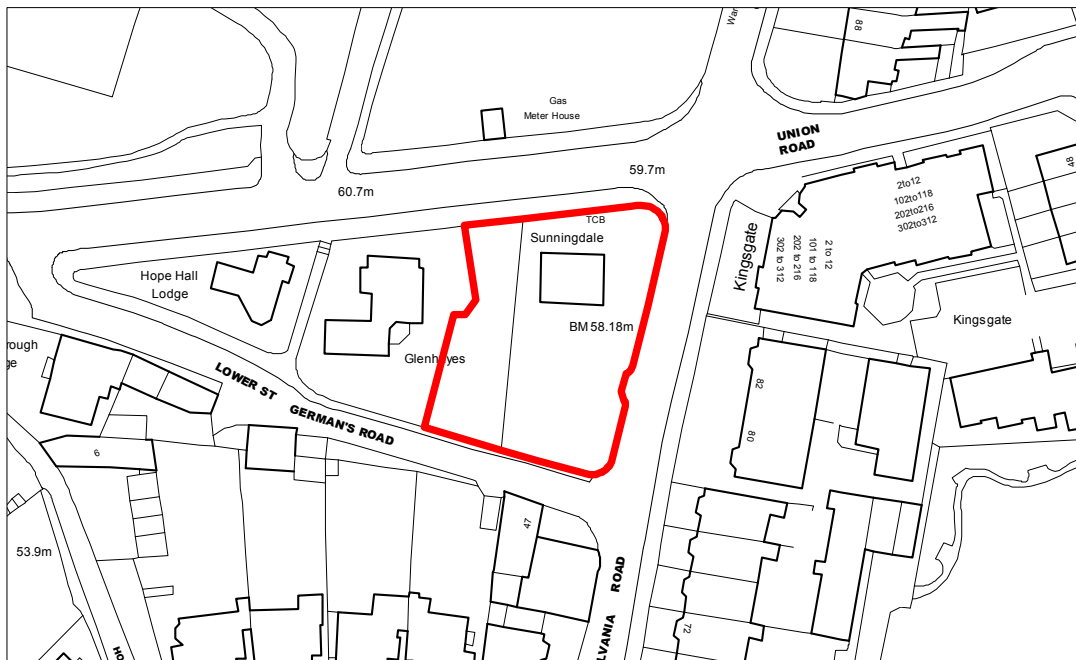
**APPLICATION NO:** 06/2026/14 **CONSERVATION AREA CONSENT**

**APPLICANT:** Motionarch Properties Ltd

**PROPOSAL:** Demolition of dwelling

**LOCATION:** Sunningdale, Prince Of Wales Road, Exeter, EX4 4PN

**REGISTRATION DATE:** 11/10/2006



Scale 1:1250

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### **SITE HISTORY**

549/71 - Erection of a detached dwelling (outline) - approved

75/133 - Erection of a detached dwelling (outline) - approved

77/111 - House and garage (approval of reserved matters) - approved

03/80/0874 - Double garage - approved

03/85/1041 - Garage extension - approved

06/1790/03 - Redevelopment to provide 14 student units, bicycle store, refuse area and associated works - withdrawn

## **DESCRIPTION OF SITE/PROPOSAL**

The site occupies a prominent location at the junction of Prince of Wales Road and Pennsylvania Road. It includes the whole of the curtilage of Sunningdale, a detached dwelling, and a substantial part of the garden of Glenhayes, a detached Edwardian dwelling which is identified as making a positive contribution to the Longbrook Conservation Area.

Sunningdale itself is a 1970s building and is identified as making a neutral contribution to the Conservation Area. The site is bounded by a limestone wall with a hedge above the Pennsylvania Road section.

On the opposite side of Pennsylvania Road is Kingsgate, a large development of retirement flats.

To the west of the site is a dwelling, Glenhayes, a detached Edwardian dwelling which is considered to make a positive contribution to the character of the Conservation Area.

The whole site is located within the Longbrook Conservation Area which was designated in 1993 and for which an appraisal and management plan was adopted in 2005.

Planning permission is sought for a three-storey building with further accommodation in the roof to provide student accommodation. The building would be divided into 12 flats comprising a total of 64 bedrooms. This is a reduction in height of 1.74m and 10 bedrooms in comparison with the earlier withdrawn scheme. It is proposed that the development would be “car free” although a dropping off and delivery space and turning area would be provided within the site. Cycle storage and bin storage would be provided within the site.

Conservation Area Consent is also sought for the demolition of Sunningdale.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

The proposal has been developed following guidance from Planning Officers. It is for a building of traditional design with a modern slant to reflect the buildings around it. However, it is not a pastiche of these buildings. It incorporates ecologically friendly fenestration resulting in light and airy buildings reflecting the purpose for which it is intended. It respects the topography of the area by virtue of its stepped roof design.

Various materials have been used in the design which reflect other buildings in the area and have the effect of breaking up the mass of the building. The building is considerably lower than the buildings which exist on the opposite side of Pennsylvania Road.

Following the withdrawal of the earlier application, the building has been further lowered and the materials have been modified to break up the mass of the building.

## **REPRESENTATIONS**

Objections to planning application: 19

Objections to Conservation Area Consent application: 4.

Principal planning issues raised:

1. Overdevelopment inappropriate to a domestic setting.
2. Overlooking of elderly persons flats.
3. Over concentration of students.
4. Changing the character of the area resulting in noise, late night activity, parking and traffic generation problems.
5. Change in character of Conservation Area.
6. Loss of building worthy of retention.
7. Pedestrian safety.
8. Air pollution and loss of 'airways' as a result of overcrowding, to the detriment of health.
9. 'Ghost town' feel to the area during holiday periods to the detriment of the local community.
10. Loss of view.
11. Loss of light.

## **CONSULTATIONS**

The Environment Agency raises no objection to the proposal.

The County Director of Environment, Economy and Culture advises that the lack of adequate pedestrian facilities, in particular access along Pennsylvania Road on the eastern side of the site where there is no segregated facility, is of concern. It is recommended that a 2 metre (minimum) wide footway is constructed along the eastern boundary and that this will require the relocation of the boundary wall fronting Pennsylvania Road. It is recommended that the provision of the footway and the relocation of the boundary wall along the Pennsylvania Road frontage is secured by an appropriate legal agreement and that the on-site parking and servicing facilities are provided before the commencement of the use.

## **PLANNING POLICIES / POLICY GUIDANCE**

### **Devon Structure Plan**

C06 - Quality of New Development.

C07 - Historic Settlements and Buildings

### **Exeter Local Plan First Review**

H5 - Diversity of Housing

T1 - Hierarchy of Modes

T2 - Accessibility Criteria

- T3 - Encouraging Use of Sustainable Modes
- C1 - Conservation Areas
- DG1 - Objectives of Urban Design
- DG4 - Residential Layout and Amenity
- DG7 - Crime Prevention and Safety.

## **OBSERVATIONS**

The townscape on the western side of Pennsylvania Road, in the vicinity of the site, is largely made up of attractive detached dwellings set within large gardens. This creates a townscape where landscaped open space makes a positive contribution to the character of the conservation area.

The site occupied by the building Sunningdale is attractive and well planted, with an historic stone boundary wall which is a feature in the street scene. Although Sunningdale is identified as a neutral building in the Conservation Area Appraisal, its scale allows the landscape to dominate and is therefore in keeping with the adjoining historic townscape.

The part of the site consisting of the garden of Glenhayes provides an attractive setting and high quality amenity for this historic building.

Following strong concerns raised by Members and Officers concerning the scale of the development, a previous application was withdrawn and a revised scheme submitted with a lower roofline. However, this did not overcome the concerns. Consequently the applicant has submitted further revised plans which change the shape of the roof so that it is even lower, and reduce the footprint of the building. The building has been moved away from Glenhayes to improve its setting and to increase the size of its curtilage. The building has also been moved away from the corner of Pennsylvania Road and Prince of Wales Road to reduce its prominence in this location.

It is considered that the improved footprint and proximity to Pennsylvania Road and Prince of Wales Road, combined with the reduced scale and massing, will ensure that the building is not over-dominant in the townscape, and more appropriate in terms of the existing balance of built form and open space.

The increase in the size of the remaining curtilage of Glenhayes will improve the setting and amenity of Glenhayes, a very attractive building which makes a positive contribution to the conservation area.

The County Director of Environment, Economy and Culture recommends relocation of the boundary wall fronting Pennsylvania Road to create a footpath on this side of the road. This wall is a feature that makes an important contribution to the character and appearance of the Conservation Area. Its loss is unacceptable. However, the creation of a footpath would serve no real purpose since it will force pedestrians to cross Pennsylvania Road close to the junction with Lower St Germans Road, rather than at the safer position at the traffic light controlled junction with Prince of Wales Road and Union

Road. It is considered that the recommendation is unreasonable and should not be accepted.

The scheme would introduce additional student residents into an area already heavily populated by students. However, developments of student accommodation are to be expected in an area that is located very close to the University Campus and is already characterised by student accommodation. In connection with the recent appeal relating to student accommodation at Consignia Court, it was established that there were no recorded complaints to the Council in relation to purpose-built student accommodation of the type proposed.

### **NORTHERN AREA WORKING PARTY**

Members noted that the previous application had been revised to remove the top floor but the footprint of the building remains the same. Members were concerned about the over-concentration of students in a building of the size proposed, and an over-concentration of students in the area in general. They considered that a reduced footprint with a corresponding drop in the number of occupants of the building might make the scheme more acceptable. It was noted that the application would be reported to the Planning Committee.

### **RECOMMENDATION**

**APPROVE** application 06/2276/03 subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) C36 - No Trees to be Felled
- 5) C37 - Replacement Planting
- 6) Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.  
**Reason:** In the interests of residential amenity.
- 7) No part of the development hereby approved shall be brought into its intended use until the off-street parking and servicing facilities shall have been provided in accordance with the requirements of this permission and retained for those purposes at all times.  
**Reason:** To ensure that adequate facilities are available for the traffic attracted to the site.

- 8) No part of the development hereby approved shall be occupied until a travel pack has been provided informing all residents of the car free status and the location of all local and main shopping, leisure and public transport facilities and shall include timetables, as appropriate, all in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.  
**Reason:** To ensure that all occupants of the development are aware of the car free status.
- 9) No other part of the development hereby approved shall be commenced until adequate areas shall have been made available within the site to accommodate operatives' vehicles, construction plant and materials during the construction period, in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.  
**Reason:** In the interests of public safety and to avoid obstruction of and damage to the adjoining highway.

**APPROVE** application 06/2026/14 subject to the following conditions:

- 1) C08 - Time Limit - L.B. and Conservation Area
- 2) The demolition hereby approved shall not be carried out until a building contract has been entered into for the erection of the replacement building permitted by planning permission no. 06/2276/03 and satisfactory evidence to that effect has been produced to the Local Planning Authority.  
**Reason:** In the interests of the appearance of the Conservation Area.

**ITEM NO.**            5

**COMMITTEE DATE:** 15/01/2007

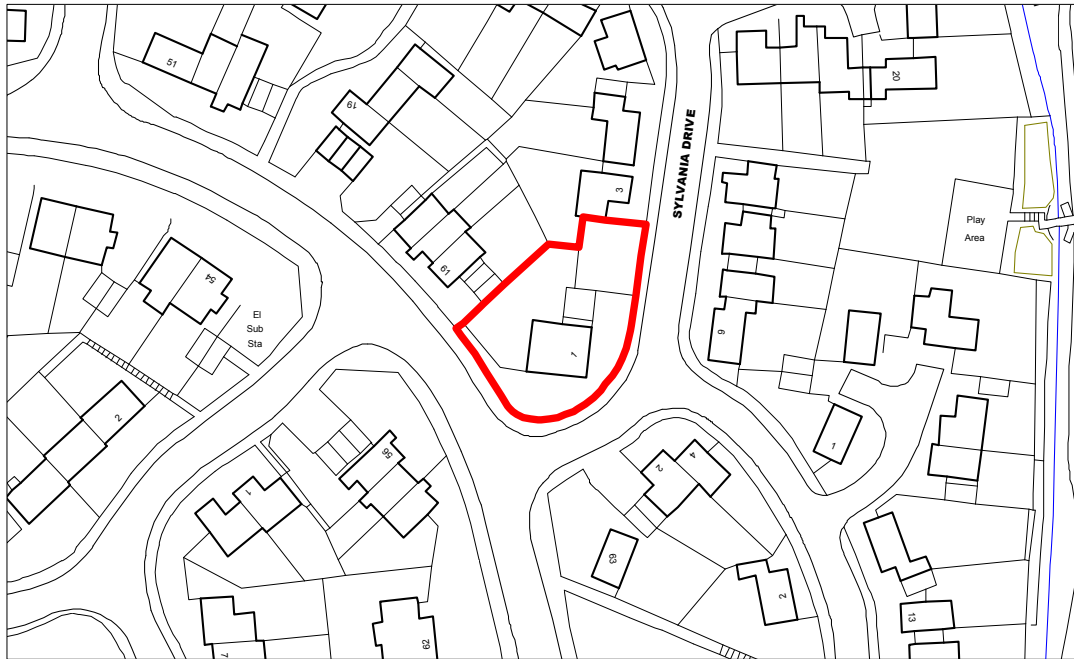
**APPLICATION NO:**    06/2322/03            **FULL PLANNING PERMISSION**

**APPLICANT:**            BCD & S Development

**PROPOSAL:**             Provision of loading bay, alterations to car park layout and access to highway (RETENTION)

**LOCATION:**                Sylvania Stores, 1 Sylvania Drive, Exeter, EX4 5DT

**REGISTRATION DATE:** 08/11/2006



Scale 1:1250

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### **HISTORY OF SITE**

Original estate and shop approved 1977.

This proposal was submitted as a minor amendment to the previous planning application ref 06/0594/03 however a number of objections were received - this current application was therefore submitted as a result.

### **DESCRIPTION OF SITE/PROPOSAL**

The new loading bay on Sylvania Drive has been constructed because a condition was imposed on a previous planning permission (Exeter City Council reference 06/0594/03 - Condition 10) which requires the access from Collins Road to the application site to be permanently closed. The current proposal seeks permission for retention of the loading bay on Sylvania Drive, extension of the dropped kerb which extends in front of the parking bays and alterations to the layout of the car park. This includes the reduction from 4 off street car parking spaces to 3.

## **REPRESENTATIONS**

Objections: 23 although many of these are of the same standard format.

1 letter of support.

Principal planning issues raised:

1. Limited space for vehicles maneuvering
2. Reduction in highway safety
3. Increase in noise from vehicles
4. Encourages anti-social behaviour
5. Visually harmful to streetscene
6. Devaluation of nearby properties (this is not a material planning consideration)

## **CONSULTATIONS**

County Director of Environment, Economy and Culture comments that the relocation of the loading bay to Sylvania Drive is of benefit from the highway safety view because it will relocate operations to an area where obstruction of the highway will be minimised.

## **PLANNING POLICIES/POLICY GUIDANCE**

Devon Structure Plan

CO6 - Quality of New Development

TR10 - Strategic Road Network and Roadside Service Areas

Exeter Local Plan First Review 1995-2011

DG1 - Objectives of Urban Design

DG3 - Commercial Development

## **NAWP**

Members requested a site visit

## **SIP**

Members viewed the loading bay from Sylvania Drive and also the previous loading area within Collins Road. They were concerned that as a result of the width of the bay and parking in Sylvania Drive, the bay would not be useable without extremely difficult manoeuvring. Members were aware of the views of the County Director of Economy, Education and Culture but did not agree that the proposed bay would be more appropriate for deliveries than vehicles stopping in Collins Road. They supported refusal of the application.

## **OBSERVATIONS**

The former loading bay was accessed from Collins Road and it is the view of the Highways Authority that relocating the loading bay to Sylvania Drive is of benefit from a safety view because it will relocate loading and unloading operations to an area where obstruction of the highway will be minimised.

The rearrangement of the car parking area will include widening the existing dropped kerb access to Sylvania Drive and the reduction of four car parking spaces to three. The new loading bay is located in a position which previously was available for off street parking, so no new access has been created. The proposal for the loading bay includes a small retaining wall with metal railings atop and is not considered to harm the appearance or character of the streetscene.

The applicant advises that the store has two deliveries each week using this loading bay and there may be other vehicles delivering to the store in addition to these however this is not considered to amount to excessive noise or disturbance to harm nearby residential amenity.

Refuse storage is situated at the rear of the parking spaces located behind black metal railings. It is not particularly harmful to the streetscene but it may be improved by constructing an enclosure to screen the bins. It is understood that the area where bins are proposed to be stored has always been the location where the shop has stored bins.

The parking arrangement for customers does not differ largely from what was existing before works to construct the new loading bay commenced. There was an existing dropped kerb and parking for vehicles in the current location of the loading bay and parking spaces. The current proposal proposes to extend the dropped kerb to allow better access to the off street parking area where off street car parking has always been. Before the loading bay and parking area was re-surfaced there was small dwarf wall along the street frontage which restricted access to this car parking area. Indeed along Sylvania Drive most of the dwellings have dropped kerbs and off street parking so the area is already characterised by this kind of development. It is therefore not considered to harm the appearance and character of the streetscene or surrounding area.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 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 08 November 2006 (*dwg. no's.* 1559/06/100 C and 1559/06/101 C), as modified by other conditions of this consent.

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

- 3) Within one month of the date of this permission details of the widening of the dropped kerb and regrading of the parking area shall be submitted to the Local Planning Authority. Within a month of the Local Planning Authority agreeing the submitted details the development shall be carried out in accordance with these details and thereafter maintained at all times.

**Reason:** To ensure adequate facilities are available for traffic attracted to the site

- 4) There shall be no deliveries to Sylvania Stores between 1800 hours and 0730 hours

**Reason:** In the interest of residential amenity

**ITEM NO.**                    6

**COMMITTEE DATE:** 15/01/2007

**APPLICATION NO:** 06/2530/29

**EAST DEVON DISTRICT COUNCIL  
CONSULTATION**

**APPLICANT:** Devon County Council

**PROPOSAL:** Office/Industrial development

**LOCATION:** Land North of Exeter International Airport, Clyst Honiton,  
Exeter, EX5 2DS

**REGISTRATION DATE:** 30/11/2006

This application for the Skypark "business community" is made by Devon County Council to East Devon District Council as Local Planning Authority for the site. Exeter City Council is a consultee as a neighbouring authority.

### **DESCRIPTION OF SITE**

The site is located approximately 7 kilometres to the east of Exeter, and incorporates operational land associated with Exeter International Airport to the north west of the main runway. The site is bounded by Honiton Road to the north, the proposed Clyst Honiton bypass to the west and airport land to the south and east. The site also incorporates a small area of agricultural land, a small football ground and a council depot. The site area is approximately 38 hectares.

### **DESCRIPTION OF PROPOSAL**

Outline planning consent is sought, with all matters reserved except for the means of access. The proposal in general is for a business park with 140,467 square metres of net usable floor space. Sixty-two percent of this is proposed to be Class B1, business use. The remaining thirty-eight percent is proposed to be a mixed B1/B2 use (light industry and, or general industry).

In addition to the main business use, 2,300 square metres of floor space for retail, cafés, crèches and other ancillary uses are proposed. A 150 bed hotel is also proposed. The football ground is to be relocated within the site. Provision of open space is included within the scheme, with an area of parkland to the east end of the site and a 'wildlife corridor' running through the site.

### **LOCAL POLICY CONTEXT**

The site is located within the Principal Urban Area of Exeter as defined by Policy ST10 of the Devon Structure Plan 2001 to 2016 which the Plan identifies as an area within which large scale employment sites should be located.

The principle of a business park development on this site has been established by the adoption of the East Devon Local Plan on 19 July 2006, which identifies the land as a major employment site.

## **MAIN ISSUES**

### **1. Employment**

The principle of employment use of this site has been established by the adoption of the East Devon Local Plan. The business park will be of strategic importance to Exeter due to its location within the Exeter Principal Urban Area. It is anticipated that Skypark would provide in the region of 3800 new jobs by 2015 with a total employment capacity when complete of at least 7,500. It is anticipated that around 3/4 of these jobs will be in the B1 sector. The hotel if built will provide employment for a further 150 people. The provision of a hotel of this size close to the city boundary will clearly impact upon market demand for further bedspaces and highlights the need to for a strategy to ensure that future facilities are appropriately located.

### **2. Retail**

It is not clear how much of the 2,300 square metres complementary floorspace is intended to be retail, nor the nature of the retail. Major retail development could, however, have a detrimental impact on Exeter. Planning Policy Statement 6 advises that, in accordance with the principles of sustainable development, retail development should be focused on the existing centres. Out-of-town proposals must be assessed against their potential harm to the existing centres and be subject to the sequential approach. The adopted Exeter Local Plan First Review and the emerging Local Development Framework Core Strategy applies this guidance within the City. The 2004 Exeter retail capacity study by consultants CBRE identified capacity for additional foodstore provision in the City Centre and out-of-centre but suggested that some of the out-of-centre capacity could be taken up by an 'anchor' store for the new community at Cranbrook. The study also indicated no capacity for additional comparison floorspace in the City Centre or out-of-centre until at least 2009.

In view of potential alternatives for foodstore provision within the existing centres and at Cranbrook and the lack of current comparison floorspace capacity, the provision of additional major retail development in this location would be a matter of concern.

Additional retail floorspace in order to provide local services to the Skypark workforce would, however, be acceptable. This kind of approach is followed in the Local Plan First Review where the use of employment land is accepted provided that there is a maximum floorspace of 1,000 square metres, subdivided into small units. Limiting the amount of retail floorspace at Skypark would ensure that the business park did not become a retail destination in itself.

### **3. Environmental Sustainability**

There is the potential to provide a well-planned, environmentally sustainable development, which acts as a benchmark for other employment proposals in the region.

The Environmental Statement submitted with the application recommends incorporating sustainable design into design codes for the site, including 'green roofs', water re-use, energy efficiency measures, renewable energy sources, and a requirement for offices on site to conform to the Building Research Establishment Environmental Assessment Method 'Excellent' rating.

### **RECOMMENDATION**

No objection provided that:

1. The retail provision is limited to a scale and nature commensurate to serve the employees of the site and is prevented from becoming a destination in itself.
2. The proposal fully incorporates measures outlined in chapter 15 of the Environmental Statement in order to minimise the impact of the proposal upon the long-term sustainability of the site and wider environment. Long-term environmental sustainability should be fundamental to the scheme, in accordance with the aims of Planning Policy Statement 1: Delivering Sustainable Development.

**ITEM NO.** 7

**COMMITTEE DATE:** 15/01/2007

**APPLICATION NO:** 06/2528/05

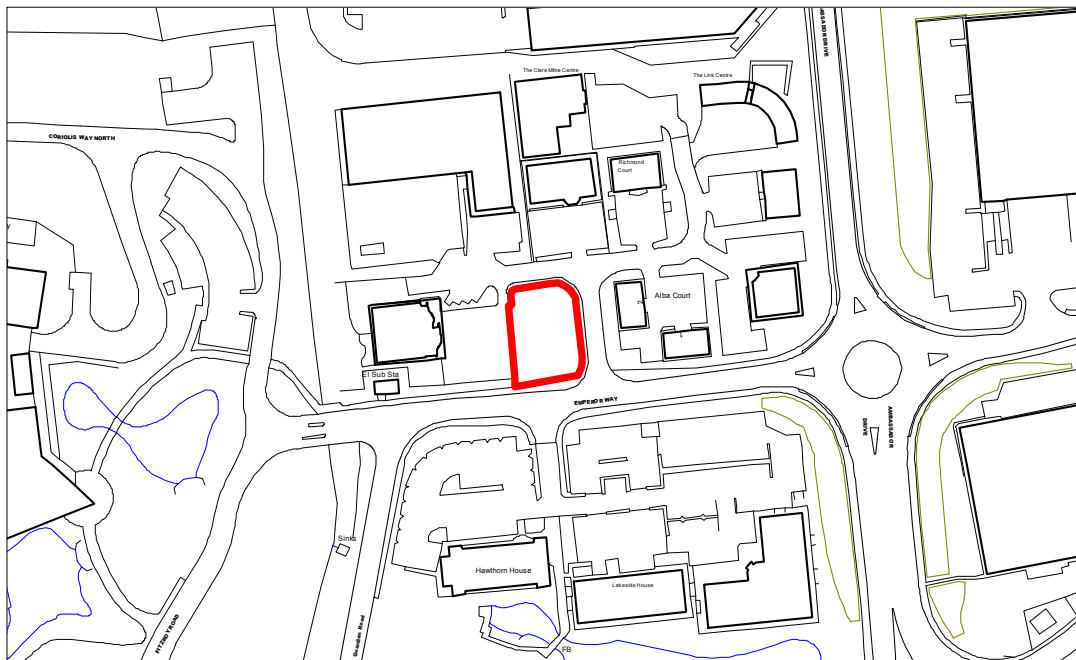
**ADVERTISEMENT APPLICATION**

**APPLICANT:** Unison

**PROPOSAL:** Internally illuminated fascia sign on south elevation and non illuminated individual letters sign and vinyl window sign on west elevation

**LOCATION:** Unit 2, Emperor Way, Exeter Business Park, Exeter, EX1

**REGISTRATION DATE:** 29/11/2006



Scale 1:2500

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### **HISTORY OF SITE**

06/1969/05 - Sign illuminated by trough light withdrawn in November 2006.

05/0739/03 - Planning permission was obtained for the construction of a building on this site on 22 June 2005.

### **DESCRIPTION OF SITE/PROPOSAL**

The application relates to a two storey business unit, currently under construction, on the Exeter Business Park to be occupied by Unison. This application is for three signs - two non-illuminated signs (letters and vinyl glazing film) on the west elevation and one illuminated fascia sign on the south elevation. The non-illuminated letters sign is 0.5 metres by 2.4 metres, the vinyl glazing film sign is 0.6 metres by 1.2 metres and the illuminated fascia sign is 1.2 metres by 2.25 metres.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

None received.

## **REPRESENTATIONS**

None received.

## **CONSULTATIONS**

None received.

## **PLANNING POLICIES/POLICY GUIDANCE**

Exeter Local Plan First Review 1995-2011  
DG8 - Advertisements

## **OBSERVATIONS**

The key issues for consideration when determining an application for Advertising Consent are the impact the adverts have on visual amenity and highway safety. In this particular case, it is noted that the signs are not excessive in size or number and will not be detrimental to the character of the building or the wider area. The signs will also have no impact on highway safety. They are therefore entirely acceptable.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) C09 - Advert Time & Standard Condition
- 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 29 November 2006 (dwg. nos. 52601/SG1, 52601/SG2, 52601/S1 and 52601/G1), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials

**Local Government (Access to Information) 1985 (as amended).**

**Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223

## EXETER CITY COUNCIL

### PLANNING COMMITTEE

15 JANUARY 2007

#### LISTED BUILDINGS AT RISK REPORT

##### 1.0 PURPOSE OF REPORT

1.1 To report on progress since the previous listed buildings at risk report in June 2006.

##### 2.0 BACKGROUND

2.1 The condition of buildings is summarised according to the English Heritage priority system of risk categories.

- A. immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B. immediate risk of rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C. slow decay; no solution agreed.
- D. slow decay; solution agreed but not yet implemented;
- E. under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use);
- F. repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

##### 3.0 KEY BUILDINGS

The following sites are dealt with in the report:

	Listed Building Grade	Risk Category
<u>Proposed buildings to be removed from the Register</u>		
None		
<u>Buildings remaining on the register</u>		
Cricklepit Mill	II	F
Countess Wear Paper Mill	II	D
30 Old Tiverton Road	II	F
The Coach House, Ide Lane	II	D
<u>Buildings to add to the register</u>		
144 Fore St	II	A

#### **4.0 THE REGISTER**

##### **4.1 Cricklepit Mill, Grade II (F)**

The main contract for the refurbishment of the Mill and the new-build extension has started and is progressing. The internal Mill machinery has been expertly restored and was turned for the first time in 40 years in September. The Millwright started work on the main external wheel but has stopped work over winter.

##### **4.2 Countess Wear Paper Mill, Grade II (D)**

A schedule of works has been prepared by the Engineering section on behalf of Leisure and Museums, to effect repairs to a standard suitable for supervised public access. Listed building consent may be required for elements of the work, but otherwise the works will be carried out in close consultation with the conservation and archaeology officers. Possible future uses are being explored.

##### **4.3 30 Old Tiverton Road, Grade II (F, downgraded from C in last report)**

The listed building consent works have started and are progressing well. It is expected that this property shall be removed from the register at the next report.

##### **4.4 The Coach House, Ide Lane. Grade II (D, downgraded from C in last report)**

Listed building consent has been granted for the conversion of this property to a dwelling and works are expected to commence in the spring.

#### **5.0 BUILDINGS TO ADD TO THE REGISTER**

##### **5.1 144 Fore Street, Grade II (A)**

There is a derelict barn to the rear of this building that is in a poor state of repair and causing damage to a party wall shared with Homecourt House, a sheltered housing scheme on Friernhay Road. The owners have not responded to letters sent on 24<sup>th</sup> April and 4<sup>th</sup> September 2006, and if inclusion on this report does not result in negotiations, then enforcement action will have to follow to ensure the stability of the wall.



*Crack in wall to rear of 144 Fore Street, overlooking car park of Homecourt House*

## **6.0 CONCLUSION**

6.1 The cases in section 4.0 illustrate the ongoing commitment to the safeguarding of Listed Buildings, in accordance with local plan policy, and it is expected that they will be turned around from neglect, vacancy or under use to become attractive and actively useful buildings, consistent with the Council's local plan policies and Government recommendations. The case in section 5.0 is a building that has been recognised as being under threat, but procedures are underway to stop it deteriorating.

**7.0 RECOMMENDED** that the report be noted.

**RICHARD SHORT  
HEAD OF PLANNING SERVICES**

**ECONOMY AND DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1985 (as amended)**

**Background papers used in compiling this report:**

None

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## EXETER CITY COUNCIL

### PLANNING COMMITTEE

15<sup>th</sup> JANUARY 2007

#### **OBJECTIONS TO TREE PRESERVATION ORDER NO. 562 (THE LOOP CENTRE, BITTERN ROAD, EXETER) 2006.**

#### **1. PURPOSE OF REPORT**

- 1.1 The following report gives details of objections that have been received by the Council to Exeter City Council Tree Preservation Order No. 562 (The loop Centre, Bittern Road, Exeter), 2006. The Committee is requested to determine whether to confirm, modify or refuse to confirm the Order. If an Order is confirmed (with or without modification) the protection that it provides becomes permanent but if it is not confirmed it ceases to have effect.

#### **2. BACKGROUND**

- 2.1 Tree Preservation Order No. 562 is an Area Order and protects all trees growing within the Loop Centre, and trees adjacent to the boundary with Moor Lane.
- 2.2 The Order was made during pre application discussions involving the redevelopment of the site.
- 2.3 The Order was signed on 15<sup>th</sup> August 2006 and remains in force for a period of 6 months. If the Order is confirmed the protection becomes permanent; if the Order is not confirmed it ceases to have effect.

#### **3. POINTS RAISED BY THE OBJECTORS**

- 3.1 One letter of objection has been received from a company of architects representing the owners of the site
- 5.1 The objection can be summarised as follows.
- The TPO is broad in nature
  - The TPO includes of irrelevant trees
  - The current planning application provides an appropriate forum to resolve issues of tree retention

#### **4. OBSERVATIONS**

- The 'area' designation is intended to protect trees on the site prior to detailed design plans being finalised for any proposed development. The Council will update the 'area' designation to individual trees and groups when or if any proposed development is complete.

- 4.1 Southern Area Working Party on the 20<sup>th</sup> December 2006 supported confirmation of the Order.

## **5. RECOMMENDATION**

- 5.1 It is recommended that the Order be confirmed without modification.

**RICHARD SHORT  
HEAD OF PLANNING SERVICES**

*ECONOMY AND DEVELOPMENT DIRECTORATE*

**Local Government (Access to Information) Act 1985 (as amended)  
Background papers used in compiling this report:**

1. TPO 562 (The Loop Centre, Bittern Road, Exeter), 2006.

**EXETER CITY COUNCIL  
PLANNING COMMITTEE  
15 JANUARY 2007**

**PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND  
WITHDRAWN APPLICATIONS**

**1 PURPOSE OF REPORT**

1.1 This report lists planning applications determined under delegated powers and applications that have been withdrawn between the date of finalising the agenda of the last Planning Committee and the date of finalising this agenda. Applications are listed by ward.

1.2 The latter part of the application reference number indicates the following type of application:

- 01 Outline Planning Permission
- 02 Approval of Reserved Matters
- 03 Full Planning Permission
- 04 Works to Tree(s) with Preservation Order
- 05 Advertisement Consent
- 06 Works to Tree(s) in Conservation Area
- 07 Listed Building Consent
- 08 Circular 18/84
- 14 Demolition in Conservation Area
- 16 Exeter City Council Regulation 3
- 17 Lawfulness of Existing Use/Development
- 18 Certificate of Proposed Use/Development
- 21 Telecommunication Apparatus Determination
- 25 County Matter Application
- 26 Devon County Council Application
- 27 Modification and Discharge of Planning Obligation Regulations

1.3 The decision type uses the following codes

- DTD Declined To Determine
- NLU Was Not Lawful Use
- PAN Prior Approval Not Required
- PAR Prior Approval Required
- PER Permitted
- REF Refuse Planning Permission
- RNO Raise No Objection
- ROB Raise Objections
- SPL Split Decision
- WDN Withdrawn by Applicant
- WLU Was Lawful Use
- WTD Withdrawn - Appeal against non-determination

1.4 Members are requested to advise the Development Control Manager (Andy Robbins) or Head of Planning Services (Richard Short) of any questions on the schedule prior to the meeting of the Planning Committee.

**2. RECOMMENDATION**

2.1 That this report be noted.

**RICHARD SHORT  
HEAD OF PLANNING SERVICES**

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**EXETER CITY COUNCIL**

**15/1/2007**

**PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS**

**Between 30/11/2006 and 3/1/2007**

**WARD Alphington**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2584/25		20/12/2006	RNO

<b>Location</b>	Devon Waste Management, Exeter Transfer Station, Grace Road South, Marsh
<b>Description</b>	Change of use by construction of an additional waste reception bay

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2379/17		1/12/2006	WLU

<b>Location</b>	76 Chudleigh Road, Exeter, EX2 8TZ
<b>Description</b>	Change of use from 4 flats to single dwelling house (Class C3) and granny flat (Certificate of Lawfulness of Existing Use)

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2343/03		3/1/2007	PER

<b>Location</b>	Grange of Exeter, Yeoford Way, Marsh Barton Trading Estate, Exeter, EX2 8LB
<b>Description</b>	Ground floor extension (104 sq. m.) on north elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2209/03		15/12/2006	REF

<b>Location</b>	10 Beaworthy Close, Exeter, EX2 9LB
<b>Description</b>	Two storey side extension

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2203/03		14/12/2006	PER

**Location** 55 Ide Lane, Exeter, EX2 8UT  
**Description** Ground floor rear extensions on north east elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2169/05		15/12/2006	PER

**Location** Unit D, The Clarke Centre, Hennock Road North, Marsh Barton Trading Estate,  
**Description** Non illuminated panel sign, information signs (3), entrance sign, window vinyl signs on front elevation and freestanding sign

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2048/03		3/1/2007	PER

**Location** 70 Church Road, Alphington, Exeter, EX2 8TA  
**Description** Alterations to extend garden building on east elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2011/03		7/12/2006	PER

**Location** 10 Swallow Units, Alphinbrook Road, Marsh Barton Trading Estate, Exeter, EX2  
**Description** Restoration and alterations to building to include wall cladding and roof

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1989/03	19/12/2006	20/12/2006	PER

**Location** Greenwaie, Cowick Lane, Exeter, EX2 9HY  
**Description** Ground floor side and rear extension, roof extension and alterations to provide pitched roof at first floor level on front and rear elevations

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1942/03		15/12/2006	REF

**Location** 8 Midway Terrace, Exeter, EX2 8UY  
**Description** Detached shed in south west garden area

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1783/03	21/11/2006	19/12/2006	PER

**Location** Balls Farm, Balls Farm Road, Exeter, EX2 9RS

**Description** Change of use from agricultural office and showroom to offices (Class B1) to include installation of windows, doors and recladding walls

**WARD** Cowick

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2266/03		3/1/2007	PER
<b>Location</b>	The Twisted Oak, Ide, Exeter, EX2 9RG		
<b>Description</b>	Alterations to include raised decking, pergola, walls, railings, jumberellas, pole lighting and patio adjacent east car park boundary		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2190/03		5/12/2006	PER
<b>Location</b>	6 Wellswood Gardens, Exeter, EX4 1RH		
<b>Description</b>	Provision of mono pitched roof to front ground floor extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2049/03	21/11/2006	8/12/2006	PER
<b>Location</b>	8 Barley Lane, Exeter, EX4 1TE		
<b>Description</b>	Porch extension on north elevation (retrospective)		

**WARD** Duryard

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2376/04		14/12/2006	PER
<b>Location</b>	145 Pennsylvania Road, Exeter, EX4 6DZ		
<b>Description</b>	The pruning of three trees and the felling of one tree		

Tree No. Species Works  
W1 Various Crown Lift  
T1 Thuja Prune

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2319/01	18/12/2006	19/12/2006	REF
<b>Location</b>	Wembury, New North Road, Exeter, EX4 4AG		
<b>Description</b>	Redevelopment to provide 12 self-contained flats, parking, access to highway and associated works (appearance reserved for future consideration)		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2107/02	18/12/2006	21/12/2006	REF
<b>Location</b>	Bradfords Building Supplies Ltd, Cowley Bridge Road, Exeter, EX4 5AD		
<b>Description</b>	Redevelopment to provide 47 student flats, parking, access to highway and associated works (approval sought of reserved matters on Ref. No. 05/1511/01 granted 6 March 2005) for siting, design, landscaping and external appearance		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2055/03		8/12/2006	PER
<b>Location</b>	56 Wrefords Lane, Exeter, EX4 5BS		
<b>Description</b>	Ground floor rear extension (AMENDMENT to Ref. no. 06/0932/03 granted 29 June 2006)		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2019/03		5/12/2006	PER
<b>Location</b>	8 Hillcrest Park, Exeter, EX4 4SH		
<b>Description</b>	First floor side extension		

**WARD Exwick**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2338/04		8/12/2006	PER
<b>Location</b>	Land to the rear of Barley Copse, Barley Lane, Exeter, EX4 1SY		
<b>Description</b>	The pruning of one tree		
	Tree No Species Works		
	T1 Oak Reduce by 50%		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2310/03		3/1/2007	REF
<b>Location</b>	84 Addison Close, Exeter, EX4 1SN		
<b>Description</b>	Two storey side extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2289/03	19/12/2006	20/12/2006	PER

**Location** 229 Exwick Road, Exeter, EX4 2AT  
**Description** Two storey and first floor rear extensions

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2278/03		19/12/2006	REF

**Location** 14 Exwick Villas, Exeter, EX4 2AS  
**Description** Two storey extension and conservatory on rear elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2168/03		15/12/2006	PER

**Location** Hamlyns Farm, St. Andrews Road, Exeter, EX4 2AF  
**Description** Driveway to residential unit (RETENTION)

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2156/03		7/12/2006	PER

**Location** 32 Westminster Road, Exeter, EX4 2LS  
**Description** Two storey side extension

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2056/14		7/12/2006	PER

**Location** Hamlyns Farm, St. Andrews Road, Exeter, EX4 2AF  
**Description** Demolition of garage

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1972/03		7/12/2006	PER

**Location** Hamlyns Farm, St. Andrews Road, Exeter, EX4 2AF  
**Description** Two storey side extension on north east elevation

**WARD** Heavitree

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
------------------------	----------------------	----------------------	----------------------

<b>Location</b>	06/2436/06		21/12/2006	PER
<b>Description</b>	24 Salutory Mount, Heavitree, Exeter, EX1 2QE The pruning of five trees and one group  Tree Species Works A Copper Beech Prune from house and adj conservatory B Cherry Reduce			
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2298/03		15/12/2006	PER
<b>Location</b>	7 Nethercott Place, Roseland Drive, Exeter, EX1 2TT			
<b>Description</b>	Detached shed in south west garden area			
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2100/03	22/11/2006	5/12/2006	PER
<b>Location</b>	The Church of St Michael and All Angels, Church Street, Heavitree, Exeter, EX2			
<b>Description</b>	Installation of four telecommunications antennae on tower, equipment cabinet on roof, meter cabinet adjacent east boundary wall and associated works			
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/1979/03		7/12/2006	REF
<b>Location</b>	37 South Lawn Terrace, Exeter, EX1 2SJ			
<b>Description</b>	Alterations to roof to include dormer window on side elevation			
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/1920/03		5/12/2006	PER
<b>Location</b>	3 Orchard View, North Street, Heavitree, Exeter, EX1 2RG			
<b>Description</b>	Alterations to roof to include two dormer windows on rear elevation			
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/1913/03		19/12/2006	REF
<b>Location</b>	Jade, 42 Fore Street, Heavitree, Exeter, EX1 2QL			
<b>Description</b>	Detached building for use as store at rear			
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/1703/02		14/12/2006	PER

**Location** 2A Sivell Place, Exeter, EX2 5ER  
**Description** Redevelopment to provide two storey building comprising five dwellings, parking, access to highway and associated works (approval sought of reserved matters on Ref No. 06/0408/01 granted 2 May 2006) for landscaping

**WARD Mincinglake**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2514/04		3/1/2007		REF

**Location** Sure Start, The Cedars, Beacon Lane, Exeter, EX4 8LZ  
**Description** The felling of one tree

Tree No Species Works  
 1 Dawn Redwood Fell

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2262/03		21/12/2006		REF

**Location** Goffins Farm, Church Hill, Pinhoe, Exeter, EX4 9JL  
**Description** Two polytunnels and shed (total 286 sq. m.)(RETENTION)

**WARD Newtown**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2405/04		21/12/2006		REF

**Location** The Surgery, 12 Barnfield Hill, Exeter, EX1 1SR  
**Description** The pruning of one tree

Tree Species Works  
 T1 Walnut Thin by 15% and dead wood

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2404/06		21/12/2006		PER

**Location** The Surgery, 12 Barnfield Hill, Exeter, EX1 1SR  
**Description** The pruning of two trees

Tree Species Works  
 T1/T2 Evergreen Oak Reduce sides

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2342/03		18/12/2006		PER

**Location** 3 Athelstan Road, Exeter, EX1 1SB

**Description** Ground floor front and side extension

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2273/06 1/12/2006 PER

**Location** 140 Heavitree Road, Exeter, EX1 2LZ

**Description** The pruning of one tree

Tree No. Species Works  
T1 Eucalyptus Reduce by 30%

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2240/14 22/11/2006 4/12/2006 WDN

**Location** Four Trees, 74 Heavitree Road, Exeter, EX1 2LP

**Description** Demolition of dwelling

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2239/03 22/11/2006 1/12/2006 WDN

**Location** Four Trees, 74 Heavitree Road, Exeter, EX1 2LP

**Description** Redevelopment to provide nine self-contained flats, parking and associated works

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2210/03 20/12/2006 21/12/2006 REF

**Location** 28 Raleigh Road, Exeter, EX1 1TQ

**Description** Change of use from dwelling (Class C3) to five self-contained flats

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2114/03 22/11/2006 5/12/2006 REF

**Location** 157/158 Heavitree Road, Exeter, EX1 2LZ

**Description** Redevelopment to provide two storey building comprising two self-contained flats, pedestrian access to highway and associated works

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2067/03 5/12/2006 REF

**Location** 36 Rosebery Road, Exeter, EX4 6LT

**Description** Alterations to roof to include dormer window on rear elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/1787/03		22/11/2006	5/12/2006	REF
<b>Location</b>	16 College Road, Exeter, EX1 1TE			
<b>Description</b>	Change of use from residential (Class C3) to hairdressing salon (Class A1) and conservatory on rear elevation			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/1426/03			7/12/2006	PER
<b>Location</b>	Maynard School For Girls, Denmark Road, Exeter, EX1 1SJ			
<b>Description</b>	Redevelopment to provide two storey building to replace Hauser building, alterations to Traceyville to include two storey and ground floor extensions, entrance atrium, alterations to all elevations of building, access to highway and associated works			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/0351/05			13/12/2006	PER
<b>Location</b>	Summerland Gate, Cheeke Street, Exeter, EX1			
<b>Description</b>	Internally illuminated individual letter signs, projecting signs and poster frame signs and externally illuminated window banner sign			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
05/0413/14			20/12/2006	PER
<b>Location</b>	Exeter Trust House, Blackboy Road, Exeter, EX4			
<b>Description</b>	Demolition of buildings			

**WARD                      Pennsylvania**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2208/03			18/12/2006	PER
<b>Location</b>	6 Pennsylvania Close, Exeter, EX4 6DJ			
<b>Description</b>	Ground floor extension on north east elevation			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2204/03		15/12/2006	PER
<b>Location</b>	37 Mayflower Avenue, Exeter, EX4 5DS		
<b>Description</b>	Conservatory on rear elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2025/03		8/12/2006	PER
<b>Location</b>	54 Rosebank Crescent, Exeter, EX4 6EH		
<b>Description</b>	White PVCu conservatory on rear elevation.		

**WARD Pinhoe**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2437/03	18/12/2006	3/1/2007	PER
<b>Location</b>	Burwood, Pinn Lane, Exeter, EX1 3RG		
<b>Description</b>	Detached two storey dwelling, parking, access to highway and associated works		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2167/03		3/1/2007	PER
<b>Location</b>	18 Bazley Square, Exeter, EX1 3QP		
<b>Description</b>	Alterations to roof to include dormer windows on front and rear elevations		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2103/03		12/12/2006	PER
<b>Location</b>	45 Parkers Cross Lane, Exeter, EX1 3TA		
<b>Description</b>	Conservatory on rear elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2054/05		8/12/2006	PER
<b>Location</b>	Lloyds Bank Plc, Main Road, Pinhoe, Exeter, EX4 8HR		
<b>Description</b>	Internally illuminated surround wall sign for ATM on north east elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2051/03		8/12/2006	PER
<b>Location</b>	Lloyds TSB Bank Plc, Main Road, Pinhoe, Exeter, EX4 8HR		
<b>Description</b>	Installation of automated teller machine north east elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2018/03		5/12/2006	PER
<b>Location</b>	1 Heath Brook Mews, Beacon Heath, Exeter, EX4 8QA		
<b>Description</b>	Ground floor rear extensions, front porch and alterations to roof		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1936/05		1/12/2006	PER
<b>Location</b>	Sainsburys, 1 Hill Barton Road, Exeter, EX1 3PF		
<b>Description</b>	Non-illuminated wall mounted sign on north east elevation, car park signs, petrol filling station signs and 2 no. internally illuminated totem signs.		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1445/07	20/11/2006	15/12/2006	PER
<b>Location</b>	100 Main Road, Pinhoe, Exeter, EX4 9HF		
<b>Description</b>	External alterations to replace door and windows		

**WARD            Polsloe**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2448/03		3/1/2007	PER
<b>Location</b>	16 Whitefriars Walk, Exeter, EX4 7BT		
<b>Description</b>	Conservatory on rear elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2432/03	20/12/2006	3/1/2007	REF

**Location** 210 Monks Road, Exeter, EX4 7BN  
**Description** Redevelopment to provide six self-contained flats, parking, access to highway and associated works

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2115/03		5/12/2006	PER

**Location** 152 Pinhoe Road, Exeter, EX4 7HJ  
**Description** Conservatory on rear elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2106/07	20/12/2006	3/1/2007	REF

**Location** Flat 4, 4 Regents Park, Exeter, EX1 2NU  
**Description** Internal alterations to stair case, balustrade, walls, doors, roof light and other minor works

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2027/03		7/12/2006	PER

**Location** 18 Abbey Road, Exeter, EX4 7BG  
**Description** Ground floor side extension

**WARD** **Priory**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2256/03		20/12/2006	PER

**Location** 21 Alice Templer Close, Exeter, EX2 6AE  
**Description** Two storey side and ground floor rear extensions

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2110/03		13/12/2006	PER

**Location** Exeter Hospice, Dryden Road, Exeter, EX2 5JJ  
**Description** Ground floor extension (14.72 sq m) on west elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
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	06/2101/07	20/12/2006	21/12/2006	PER
<b>Location</b>	Youth Hostels Association, Mount Wear House, 47 Countess Wear Road, Exeter,			
<b>Description</b>	External alterations to include extraction canopy and grille on west elevation, installation of air intake grille and window panel on east elevation			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2023/18		5/12/2006	WLU
<b>Location</b>	443 Topsham Road, Exeter, EX2 7AF			
<b>Description</b>	Front porch (Certificate of Lawfulness of Proposed Development)			

**WARD            St Davids**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2522/05		3/1/2007	REF
<b>Location</b>	Great Western Hotel, St. Davids, Exeter, EX4 4NU			
<b>Description</b>	Non illuminated panel signs on front elevation (RETENTION)			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2455/05		19/12/2006	REF
<b>Location</b>	Jones Bootmakers, 238 High Street, Exeter, EX4 3NZ			
<b>Description</b>	Internally illuminated fascia and projecting signs (RETENTION)			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2435/06		21/12/2006	PER
<b>Location</b>	The Firs, Queens Terrace, Exeter, EX4 4HR			
<b>Description</b>	The pruning of one tree			
	Tree Species Works			
	T1 Horse Chestnut Removal of two stems from pollard point			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
	06/2385/06		14/12/2006	PER
<b>Location</b>	41 Mount Dinham, Exeter, EX4 4EB			
<b>Description</b>	The removal of one hedge and the felling of two trees			
	Tree No. Species Works			
	H1 Privet Hedge Remove			
	T1 Apple Fell			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2346/06	8/12/2006	PER
<b>Location</b>	3 Barnfield Crescent, Exeter, EX1 1QT		
<b>Description</b>	The pruning of two trees		
	Tree No. Species Works		
	T1 Sycamore Reduce tree		
	T2 Bay Reduce tree		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2335/05	18/12/2006	REF
<b>Location</b>	223-226 High Street, Exeter, EX4 3RH		
<b>Description</b>	Externally illuminated fascia sign and internally illuminated projecting sign on front elevation, non illuminated panel sign on side elevation and fascia sign on rear elevation (RETENTION)		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2317/07	18/12/2006	19/12/2006
<b>Location</b>	79-81 Queen Street, Exeter, EX4 3RP		
<b>Description</b>	External alterations to shopfront to provide folding/sliding doors and installation of lights on front elevation		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2258/05	5/12/2006	PER
<b>Location</b>	The Senate, Southernhay Gardens, Exeter, EX1 1UG		
<b>Description</b>	Internally illuminated scaffold mounted star shape logo signs at roof level(3) and three non-illuminated flag poles (6 m high) and flags adjacent vehicular access		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2243/03	18/12/2006	19/12/2006
<b>Location</b>	6 Haldon Road, Exeter, EX4 4DZ		
<b>Description</b>	Ground floor extension and alterations to garage to provide self contained dwelling		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2214/03	21/11/2006	19/12/2006
<b>Location</b>	38 Bedford Street, Exeter, EX1 1GJ		
<b>Description</b>	Change of use from retail (Class A1) to mixed use, retail and therapy rooms (Class A1 & D1) on ground floor		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2212/07	21/11/2006	15/12/2006	PER
<b>Location</b>	Exeter Bank Chambers, 67 High Street, Exeter, EX4 3DT		
<b>Description</b>	External alterations to provide wall plaque on front elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2206/05		21/12/2006	REF
<b>Location</b>	198 High Street, Exeter, EX4 3EB		
<b>Description</b>	Internally illuminated fascia sign and non illuminated projecting sign on front elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2191/07	21/11/2006	1/12/2006	PER
<b>Location</b>	French Made, 122 Fore Street, Exeter, EX4 3JQ		
<b>Description</b>	External alterations to provide fascia sign on front elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2172/06		1/12/2006	PER
<b>Location</b>	St. Nicholas Priory, The Mint, Exeter, EX4 3BL		
<b>Description</b>	The felling of 3 trees		

Tree No. Species Works  
T1 Acacia Fell  
T2 Fig Fell

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2154/03		14/12/2006	PER
<b>Location</b>	Marks & Spencer Plc, 211-219 High Street, Exeter, EX4 3QA		
<b>Description</b>	Installation of air conditioning units, fan and associated plant at roof level		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2071/05		20/12/2006	PER

**Location** The Post Office, 28 Bedford Street, Exeter, EX1 1GJ  
**Description** Internally illuminated hanging signs and non illuminated poster and wall signs.

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1952/05		19/12/2006	REF

**Location** Currys.Digital, 230 High Street, Exeter, EX4 3NE  
**Description** Internally illuminated fascia sign and non-illuminated projecting sign

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1921/03		5/12/2006	PER

**Location** Exeter College, Victoria Yard, Queen Street, Exeter, EX4 3SR  
**Description** Ground floor infill extension for equipment/plant enclosure on south west elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1893/07	21/11/2006	5/12/2006	REF

**Location** 19 Southernhay East, Exeter, EX1 1QD  
**Description** External alterations to provide air conditioning units on rear elevation (retrospective)

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1782/07	16/10/2006	13/12/2006	PER

**Location** Tuckers Hall, 140 Fore Street, Exeter, EX4 3AN  
**Description** External alterations to replace dormer window on rear elevation with flat roof

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1774/07	17/10/2006	12/12/2006	PER

**Location** 46 High Street, Exeter, EX4 3DJ  
**Description** External alterations to provide fascia sign and projecting sign on front elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1148/14	14/8/2006	19/12/2006	PER

**Location** Episcopal Building and York Wing, Dinham Road, Exeter, EX4

**Description** Demolition of classroom and workshop buildings and of extensions to Gym and Episcopal buildings

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/0324/03	4/4/2006	21/12/2006	PER
<b>Location</b>	LS1, Princesshay, Exeter, EX1		
<b>Description</b>	Provision of pavement seating area for restaurant		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
05/1841/14	19/12/2005	4/12/2006	WDN
<b>Location</b>	Red Cow Inn, Red Cow Village, Exeter, EX4 4AX		
<b>Description</b>	Demolition of building		

**WARD St James**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2257/07	18/12/2006	19/12/2006	WDN
<b>Location</b>	26 New North Road, Exeter, EX4 4HF		
<b>Description</b>	Internal alterations to walls and doors to provide shower rooms and additional bedrooms		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2187/03	20/11/2006	19/12/2006	PER
<b>Location</b>	26 New North Road, Exeter, EX4 4HF		
<b>Description</b>	Change of use from dwelling (Class C3) to hotel (Class C1)		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2098/05		5/12/2006	REF
<b>Location</b>	29 Longbrook Street, Exeter, EX4 6AB		
<b>Description</b>	Externally illuminated fascia sign and internally illuminated projecting sign on front elevation (RETENTION)		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1993/07	20/11/2006	15/12/2006	PER

**Location** The Black Horse, 25-27 Longbrook Street, Exeter, EX4 6AB  
**Description** External alterations to provide pergola type structure and canopy on rear elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1992/03	20/11/2006	14/12/2006	PER

**Location** The Black Horse, 25-27 Longbrook Street, Exeter, EX4 6AB  
**Description** Provision of pergola type structure and canopy on rear elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1941/03	20/11/2006	21/12/2006	PER

**Location** 58-64 Longbrook Street, Exeter, EX4 6AF  
**Description** Change of use from storage (Class B8) to twelve self contained flats at first, second and third floor levels, bin store and bicycle parking at ground floor level and additional windows on all elevations

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1938/07	20/11/2006	12/12/2006	PER

**Location** 29 New North Road, Exeter, EX4 4HF  
**Description** External alterations to door and roof on ground floor front elevation

**WARD St Leonards**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2564/18		19/12/2006	WLU

**Location** 14 Barnardo Road, Exeter, EX2 4NE  
**Description** Alterations to garage to provide additional living accommodation (Certificate of Lawfulness of Proposed Development)

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2535/18		19/12/2006	WLU

**Location** 11 Colleton Mews, Exeter, EX2 4AH  
**Description** Alterations to garage to provide additional living accommodation (Certificate of Lawfulness of Proposed Development)

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2434/06	21/12/2006	PER
<b>Location</b>	13 Wonford Road, Exeter, EX2 4LH		
<b>Description</b>	The pruning of one tree		
	Tree No. Species Works		
	T1 Oak Crown lift		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2406/04	21/12/2006	PER
<b>Location</b>	7 Matford Avenue, Exeter, EX2 4PP		
<b>Description</b>	The pruning of one tree		
	Tree No Species Works		
	T1 Evergreen Oak Crown lift		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2358/06	14/12/2006	PER
<b>Location</b>	8 St. Leonards Road, Exeter, EX2 4LA		
<b>Description</b>	The pruning of two trees, and the felling of four trees		
	Tree No. Species Works		
	T1 Sycamore Fell		
	T2 Eucalyptus Fell		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2274/06	1/12/2006	PER
<b>Location</b>	33 Marlborough Road, Exeter, EX2 4TJ		
<b>Description</b>	The pruning of one tree		
	Tree No. Species Works		
	T1 Acacia Prune		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2186/06	1/12/2006	PER
<b>Location</b>	1 Lyndhurst Road, Exeter, EX2 4PA		
<b>Description</b>	The felling of one tree.		
	Tree No. Species Works		
	T1 Silver Birch Fell		
<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2178/03	18/12/2006	PER
<b>Location</b>	Gairloch, Hensleigh Drive, Exeter, EX2 4NZ		
<b>Description</b>	Ground floor extension to garage to provide living accommodation on north elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2104/03		15/12/2006	PER
<b>Location</b>	Exeter School, Victoria Park Road, Exeter, EX2 4NS		
<b>Description</b>	First floor infill extension on languages building		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1965/03	21/11/2006	4/12/2006	PER
<b>Location</b>	48 Abbeville Close, Exeter, EX2 4SJ		
<b>Description</b>	Two storey and ground floor garage extension on side elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1964/03	21/11/2006	4/12/2006	PER
<b>Location</b>	46 Abbeville Close, Exeter, EX2 4SJ		
<b>Description</b>	Two storey side and ground floor rear extensions		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1846/16	21/11/2006	15/12/2006	PER
<b>Location</b>	Land adjoining Belle Isle Drive, Exeter, EX2		
<b>Description</b>	Cycle way and realignment of footpath at Weirfield Path and adjacent to Belle Isle Drive		

**WARD**            **St Loyes**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2433/07	20/12/2006	3/1/2007	PER
<b>Location</b>	The Ballroom, Clyst Heath, Exeter, EX2 7EY		
<b>Description</b>	Internal and external alterations to provide four self-contained flats, additional doors on north east, south west and south east elevations		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2275/03		20/12/2006	PER
<b>Location</b>	17 Carlton Road, Exeter, EX2 5NS		

**Description** Ground floor front extension

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2231/05		19/12/2006	PER
<b>Location</b>	The Exeter Arms Hotel, Rydon Lane, Exeter, EX2 7HL		
<b>Description</b>	Externally illuminated wall logo signs (3), entrance lantern and sign and externally illuminated double sided freestanding signs (4)		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2184/03		5/12/2006	PER
<b>Location</b>	6 Bathern Road, Exeter, EX2 7QE		
<b>Description</b>	Installation of garage door to car port		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2009/03		19/12/2006	PER
<b>Location</b>	14 Quarry Park Road, Exeter, EX2 5PQ		
<b>Description</b>	Ground floor front extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1948/03		5/12/2006	PER
<b>Location</b>	57 Heraldry Way, Exeter, EX2 2QJ		
<b>Description</b>	Conservatory on rear elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1824/03	22/11/2006	7/12/2006	PER
<b>Location</b>	The Loop Centre, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW		
<b>Description</b>	Partial redevelopment and alterations to existing building and three two storey detached buildings (3569 sq. m. total floor space) to provide business/offices adjacent to Moor Lane, parking, access to highway and associated works		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/0021/03	1/2/2006	19/12/2006	WDN

**Location** Land to South of A379, Newcourt and, Russell Way, Exeter, EX2  
**Description** Provision of highway junction for access to Russell Way in north and link road to Old Rydon Lane in south

**WARD** **St Thomas**

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2336/26 19/12/2006 19/12/2006 ROB

**Location** St. Thomas First School, Union Street, Exeter, EX2 9BB  
**Description** Covered outdoor play area

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2318/03 3/1/2007 PER

**Location** 72 Wardrew Road, Exeter, EX4 1HA  
**Description** Ground floor rear extension

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2270/03 19/12/2006 PER

**Location** Lloyds Bank Plc, 13 St. Thomas Centre, Exeter, EX4 1DF  
**Description** Alterations to shopfront and relocation of entrance

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2269/05 19/12/2006 PER

**Location** Lloyds Bank Plc, 13 St. Thomas Centre, Exeter, EX4 1DF  
**Description** Internally illuminated fascia sign on front elevation

**Application No.** **Working Party** **Decision Date** **Decision Type**  
06/2022/05 21/11/2006 5/12/2006 REF

**Location** Thorntons, 46 High Street, Exeter, EX4 3DJ  
**Description** Non-illuminated fascia sign and window vinyl on front elevation

**Application No.** **Working Party** **Decision Date** **Decision Type**

<b>Location</b>	06/1609/03	21/11/2006	7/12/2006	PER
<b>Description</b>	10 Alphington Road, Exeter, EX2 8HH Ground floor extension to garage block adjacent to north west boundary			

**WARD Topsham**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2452/03	20/12/2006	3/1/2007	PER
<b>Location</b>	6 Denver Road, Topsham, Exeter, EX3 0BS		
<b>Description</b>	Ground floor rear extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2375/06		18/12/2006	PER
<b>Location</b>	Riversmeet House, Riversmeet, Topsham, Exeter, EX3 0BE		
<b>Description</b>	The pruning of one tree and the felling of two trees		
	Tree No. Species Works		
	B/C Holm Oak Fell		
	D Scots Pine Remove Sections		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2356/03	20/12/2006	3/1/2007	REF
<b>Location</b>	15 Monmouth Street, Topsham, Exeter, EX3 0AJ		
<b>Description</b>	Provision of vehicle hardstanding, partial demolition of front boundary wall and access to highway		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2355/07	20/12/2006	3/1/2007	REF
<b>Location</b>	15 Monmouth Street, Topsham, Exeter, EX3 0AJ		
<b>Description</b>	External alterations to include vehicle hardstanding, partial demolition of front boundary wall and access to highway		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2340/03	20/12/2006	3/1/2007	PER
<b>Location</b>	38 Gordon Road, Topsham, Exeter, EX3 0LJ		
<b>Description</b>	Pair of semi-detached dwellings, parking, access to highway and associated works		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2337/03	3/1/2007	PER
<b>Location</b>	21 Gordon Road, Topsham, Exeter, EX3 0LJ		
<b>Description</b>	Ground floor side and rear extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2312/03	15/12/2006	PER
<b>Location</b>	33 Wendover Way, Exeter, EX2 6JQ		
<b>Description</b>	Ground floor rear extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2308/06	8/12/2006	PER
<b>Location</b>	Two Ways, 7a Parkfield Way, Topsham, Exeter, EX3 0DP		
<b>Description</b>	The felling of one tree		
	Tree No. Species Works		
	T1 Magnolia Fell		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2271/03	19/12/2006	REF
<b>Location</b>	14 Fore Street, Topsham, Exeter, EX3 0HF		
<b>Description</b>	Installation of two canopies on front elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2259/06	1/12/2006	PER
<b>Location</b>	18/20 Victoria Road, Topsham, Exeter, EX3 0EU		
<b>Description</b>	The felling of one tree.		
	Tree No. Species Works		
	T1 Robinia Fell		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
	06/2255/06	1/12/2006	PER
<b>Location</b>	12 Parkfield Road, Topsham, Exeter, EX3 0DR		
<b>Description</b>	The felling of one tree and the coppicing of one tree.		

Tree No. Species Works

T1 Yew Fell

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2254/06		1/12/2006	PER
<b>Location</b>	Altamira Lodge, Monmouth Street, Topsham, Exeter, EX3 0AG		
<b>Description</b>	The felling of one tree and the pruning of one tree.		

Tree No. Species Works

T1 Eucalyptus Fell

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2253/06		1/12/2006	PER
<b>Location</b>	64 Fore Street, Topsham, Exeter, EX3 0HL		
<b>Description</b>	The felling of one tree.		

Tree No. Species Works

T1 Eucalyptus Fell

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2232/03		20/12/2006	PER
<b>Location</b>	35 Monmouth Street, Topsham, Exeter, EX3 0AJ		
<b>Description</b>	Alterations to garage to include pitched roof and door		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2230/03		15/12/2006	REF
<b>Location</b>	Lord Nelson Inn, High Street, Topsham, Exeter, EX3 0DU		
<b>Description</b>	Alterations to include replacement windows at first floor level on front elevation, installation of freezer container, relocation of extractor flue and flat roof extension in rear yard		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2228/03		15/12/2006	PER
<b>Location</b>	The Little White House, Mount Howe, Exeter, EX3 0BG		
<b>Description</b>	Alterations to raise ridge height of detached garage block		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
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	06/2211/03		19/12/2006	REF
<b>Location</b>	5 Monmouth Avenue, Topsham, Exeter, EX3 0AF			
<b>Description</b>	Alterations to roof to include dormer windows on rear elevation			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2185/07	20/12/2006	3/1/2007	PER	

<b>Location</b>	6 Denver Road, Topsham, Exeter, EX3 0BS			
<b>Description</b>	External alterations to include ground floor rear extension, partial demolition and internal alterations to walls			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2113/03		5/12/2006	REF	

<b>Location</b>	11 Exeter Road, Topsham, Exeter, EX3 0LQ			
<b>Description</b>	Redevelopment to provide two storey building comprising single garage, garden room, store, and car port in rear garden			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2109/03	20/12/2006	21/12/2006	REF	

<b>Location</b>	6 Powderham Close, Topsham, Exeter, EX3 0LN			
<b>Description</b>	Two storey attached dwelling, parking, access to highway and associated works			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2053/03		5/12/2006	PER	

<b>Location</b>	Bridge End, 39 Elm Grove Road, Topsham, Exeter, EX3 0EJ			
<b>Description</b>	Conservatory on rear elevation			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2001/02	22/11/2006	21/12/2006	REF	

<b>Location</b>	Former Royal Naval Store Depot, Topsham Road, Exeter, EX2 7AH			
<b>Description</b>	Redevelopment to provide 80 dwellings, parking and associated works (approval of reserved matters on Ref. No. 02/1402/01 granted 19 July 2004) for siting, design, landscaping and external appearance			

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2000/02	22/11/2006	21/12/2006	REF	

**Location** Former Royal Naval Store Depot, Topsham Road, Exeter, EX2 7AH  
**Description** Redevelopment to provide 315 dwellings, parking and associated works (approval of reserved matters on Ref. No. 02/1402/01 granted 19 July 2004) for siting, design, landscaping and external appearance

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/1973/03		20/12/2006	21/12/2006	REF

**Location** Victoria Cottage, 92 Fore Street, Topsham, Exeter, EX3 0HQ  
**Description** Ground floor extension and alterations to provide pitched roof at first floor level on rear elevation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/1797/03		22/11/2006	19/12/2006	REF

**Location** 299 Topsham Road, Exeter, EX2 6EX  
**Description** Variation of Condition 4 for the use of annexe as domestic accommodation and removal of Condition 5 (on approval 03/0804/03) for use of building as separate dwelling

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/1751/03		20/12/2006	21/12/2006	REF

**Location** Land rear of 37-39 Southbrook Road, Exeter, EX2 6JA  
**Description** Pair of semi detached dwellings, parking, access to highway and associated works

**WARD** **Whipton Barton**

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2341/03			3/1/2007	PER

**Location** 140 Sweetbrier Lane, Exeter, EX1 3AR  
**Description** Ground floor extension on front and south east elevation and alterations to garage to provide additional living accommodation

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>	
06/2242/03		20/11/2006	15/12/2006	PER

**Location** Costcutter, 57 Whipton Barton Road, Exeter, EX1 3NE  
**Description** Installation of air conditioning unit at ground floor level on east elevation (RETENTION)

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/2066/03		12/12/2006	PER
<b>Location</b>	14 Whiteway Drive, Exeter, EX1 3AN		
<b>Description</b>	First floor rear extension		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1988/03		14/12/2006	PER
<b>Location</b>	3 Greenpark Avenue, Exeter, EX1 3PJ		
<b>Description</b>	Conservatory on rear elevation		

<b>Application No.</b>	<b>Working Party</b>	<b>Decision Date</b>	<b>Decision Type</b>
06/1924/03	16/10/2006	20/12/2006	REF
<b>Location</b>	88 Honiton Road, Exeter, EX1 3EE		
<b>Description</b>	Redevelopment to provide 12 self contained flats and two semi detached dwellings, parking, access to highway and associated works		

**Total no of delegated decisions made: 157**

**Local Government (Access to Information) 1985 (as amended).**

**Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre, Civic

## EXETER CITY COUNCIL

### PLANNING COMMITTEE

15 JANUARY 2007

#### ENFORCEMENT PROGRESS REPORT

#### 1.0 PURPOSE OF REPORT

- 1.1 To update members on enforcement matters.

#### 2.0 CASES OPENED AND CLOSED BETWEEN 21 NOVEMBER 2006 AND 20 DECEMBER 2006

Cases opened: 17

Cases closed: 18

Outstanding number of cases: 164

#### 3.0 NOTICES ISSUED

- 3.1 ENF/06/147 – 1 St John's Road – Enforcement Notice issued on 24 November 2006 for the change of use of the property from a single family dwelling house to a House in Multiple Occupation. The Notice took effect on 4 January 2007 and gives 4 months for compliance. This period expires on 4 May 2007.
- 3.2 ENF/06/042 – 1 Wentworth Gardens – Enforcement Notice issued on 12 December 2006 for the erection of conservatory on the rear elevation. The Notice takes effect on 26 January 2007 and gives 4 months for compliance. The requirements of the Notice are to demolish the conservatory and remove all materials formerly comprising of the conservatory from the land. This expires on 26 May 2007
- 3.3 ENF/06/111 – 70/70a Rivermead Road – Enforcement Notice issued on 12 December 2006 for the provision of access steps (to balcony serving top flat 70a) and balcony railings on rear elevation of the property. The Notice takes effect on 26 January 2007 and gives 4 months for compliance. This period expires on 26 May 2007.

#### 4.0 NOTICES COMPLIED WITH

- 4.1 ENF/05/220 – 11 Carlyon Gardens – Enforcement Notice issued on 7 April 2006 for the erection of a conservatory on the side elevation. A subsequent Enforcement Notice appeal was submitted and this appeal was dismissed and the Notice upheld on 26 September 2006. The owner had 6 months to comply with the Notice, this period expires on 26 March 2007. A compliance site visit carried out on 12 December 2006 found that the Notice has been complied with and the conservatory has now been removed.

**5.0 CURRENT APPEALS**

5.1 None

**6.0 ENFORCEMENT APPEAL DECISIONS**

6.1 None received.

**7.0 RECOMMENDATION**

7.1 That this report be noted

**RICHARD SHORT  
HEAD OF PLANNING SERVICES  
ECONOMY AND DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:**

None.

## EXETER CITY COUNCIL

## PLANNING COMMITTEE

15<sup>th</sup> January 2007

### APPEALS

### DECISIONS RECEIVED

**SUMMARY:** 5 appeal decisions have been received since the last report; 4 were dismissed and 1 allowed subject to conditions.

**Location:** 28 Manor Road, Exeter EX4 1EN



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**Reference No:** 05/1977/03

**Proposal:** Erection of 10 two-bedroom flats with amenity space and parking.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Written Representations

**Appeal Decision:** APPEAL DISMISSED

## **Grounds:**

The main issues were considered to be whether the proposed development would have an adverse impact on the character and appearance of the area and the privacy and outlook of neighbours.

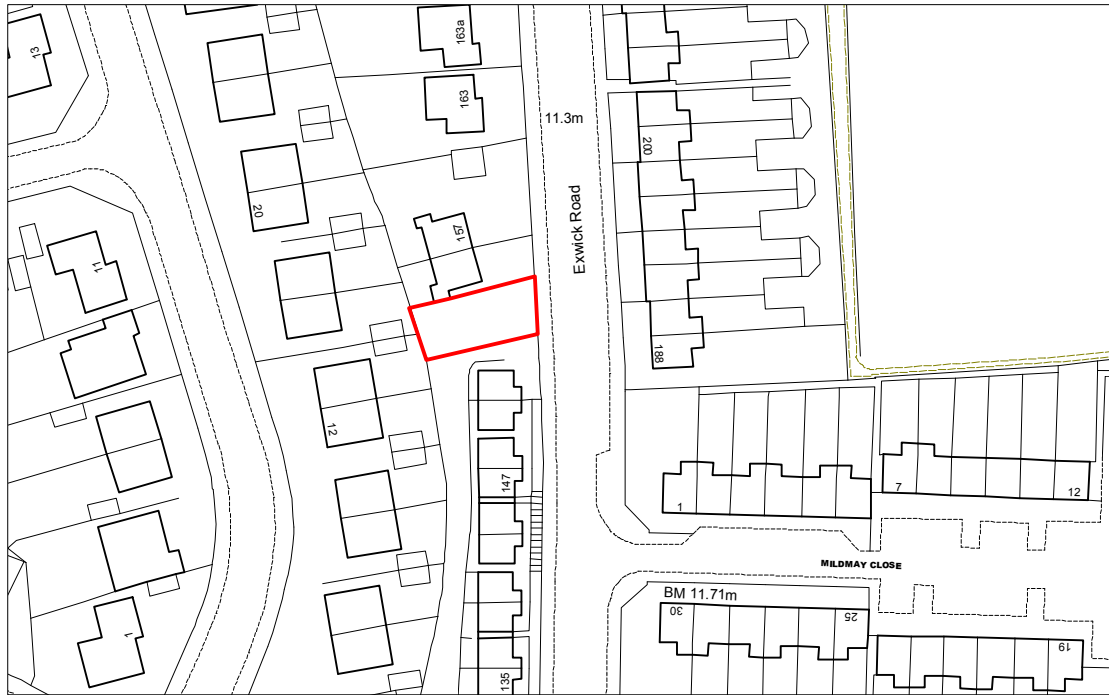
In relation to the first issue, the Inspector agreed with the Council that insufficient regard had been paid by the current proposal to the strong local context provided by the surrounding Victorian and Edwardian, terraced, two storey housing. He agreed that the proposed building, particularly the three storey block would be too high, too bulky and thereby out of character with the area. I accept that the general need to increase densities in existing urban areas so that a more sustainable pattern of living is encouraged will inevitably change the relationship between buildings. However, the appeal site's back land location, adjoined by the rear of existing terraced housing to the north and east, means that the proposed form of development would be too incongruous to produce an acceptable urban form. He therefore considered the proposal would be contrary to Policies DG1 and DG4 of the Exeter Local Plan.

With regard to the second issue, the Inspector also agreed with the Council that it was the three-storey element of the scheme that was particularly objectionable. It would be too overbearing in the confined location when viewed from the rear of the adjoining terraces. In addition, due to the closeness between the existing and proposed development, the privacy of existing residents would be harmed by the potential to overlook their windows and rear gardens from at least the second floor windows of the three-storey block. Further conflict with Policy DG4 would be the result, as the large number of representations from local residents supported his view that this proposal would not ensure a quality of amenity that allowed residents to feel at ease within their homes and gardens.

The Inspector therefore concluded that the proposed development would have an adverse impact on the character and appearance of the area, and the privacy and outlook of neighbours, contrary to Local Plan Policies DG1 and DG4.

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**Location: 115 Exwick Road, Exeter EX4 2BB**



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**Reference No: 06/0498/03**

**Proposal:** Erection of a detached dwelling.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Written Representations

**Appeal Decision:** APPEAL DISMISSED

**Grounds:**

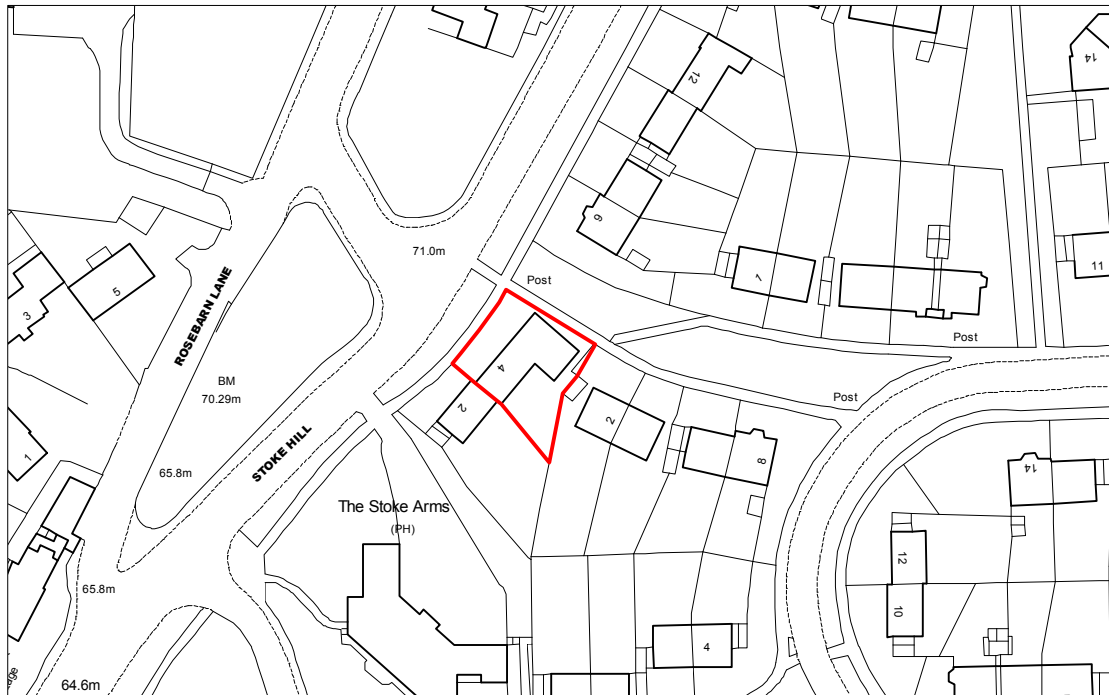
The main issue was considered to be whether the proposed development would have an adverse impact on the character and appearance of the street scene.

The Inspector agreed with the Council that the scheme did not strike the right balance between the need to make the most efficient use of urban land and the maintenance and enhancement of the appearance and character of Exeter's townscape. He considered a dwelling of the size proposed would appear cramped and too prominent and obtrusive to contribute positively to the existing appearance and character of Exwick Road.

Although the Inspector considered the further objection by the Council arising from the smallness of the gardens for the proposed dwelling and remaining for the host dwelling, he concluded that the acceptability of garden sizes was a matter best left to potential occupiers to decide and would not have caused him to dismiss the appeal for that reason.

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**Location: 4 Stoke Hill, Exeter EX4 7DA**



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**Reference No: 06/0447/03**

**Proposal: Construction of a flat-roofed dormer to rear.**

**Application Decision: Delegated Refusal**

**Type of Appeal: Written Representations**

**Appeal Decision: APPEAL ALLOWED**

**Grounds:**

The Inspector considered that the main view of the proposed dormer would be over the grassed open area and pedestrian way from the east. He thought that within this view would be the large flat roofed front dormer windows of the pairs of bungalows at 1/3 and 2/4 Stoke Hill. These windows were part of the original design, the dormer on each property being joined to the other one of the pair. These dormers formed a substantial part of the roof slope. The adjacent dormer bungalows, which are not untypical of the estate, would frame the most significant view of the appeal proposal.

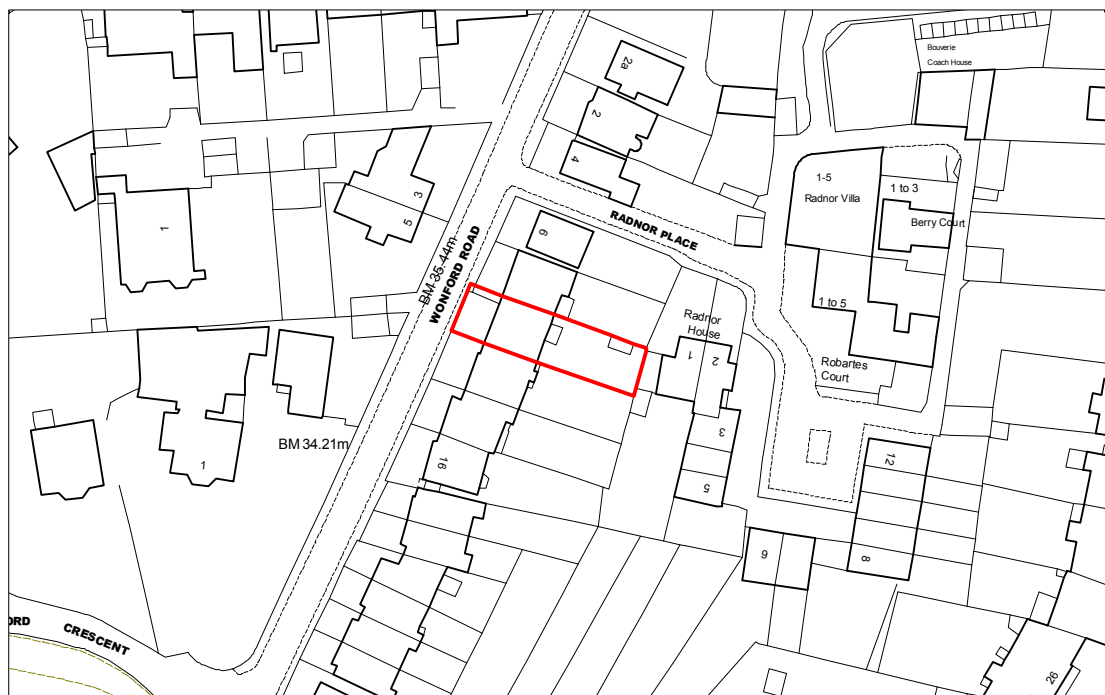
The Inspector noted that the windows of the proposed dormer would line up with the other windows at first floor level and would be well inset from the edges of the roof, the flat roof would be a considerable distance down from the existing ridge line and the base of the dormer front wall well above the eaves. He therefore considered the dormer would not obliterate or dominate the roof. It would meet many of the

Council's design aims while reflecting the existing dormer theme set by the bungalows nearby.

The appeal was allowed subject to conditions relating to commencement, conformity with the revised plan and the submission of samples of materials.

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**Location:** 10 Wonford Road, Exeter EX2 4EQ



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**Reference No:** 06/0378/03

**Proposal:** Removal of front garden and replacement with patio slab hardstanding.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Written Representations

**Appeal Decision:** APPEAL DISMISSED

**Grounds:**

The Inspector agreed with the Council that Wonford Road has a sense of enclosure. Although a number of houses in the street have created hardstandings in their front gardens, the west side is formed of a pleasant, old wall. From public views up and down the street there is no appearance of an open plan streetscape. Many of the households that have created a hardstanding have also sought to retain a wall, hedge or other means of enclosure between plots if not along the front boundary. The

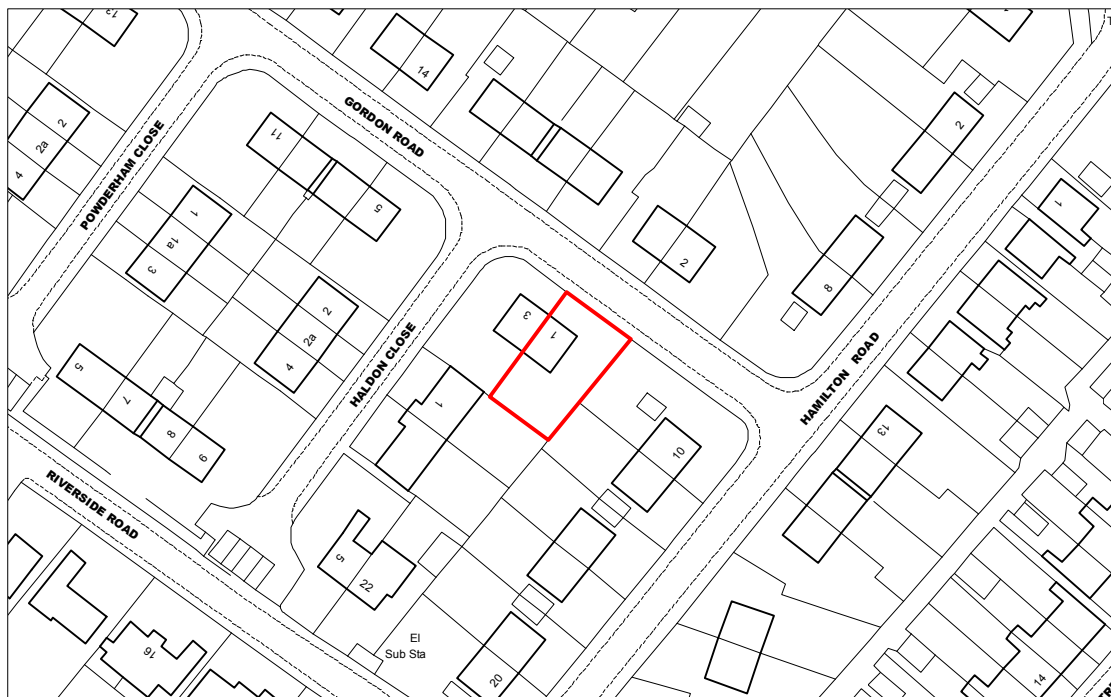
Inspector considered these contributed to the character and appearance of the Conservation Area and their loss would be a negative result.

The Inspector considered it particularly important to retain what boundary treatments there are in the road, because of the sense of enclosure and visual interest in the street. She thought *“the addition of a completely open and paved area with 1 or 2 vehicles shoe-horned onto it would draw attention to the site in a negative way and the vehicles would represent additional clutter in the street scene”*.

The Inspector concluded that the proposal would not preserve, much less enhance the character or appearance of the Conservation Area. It would therefore conflict with the objectives of national policy, SP Policy CO7 and LP Policy C1.

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**Location:** 1 Gordon Road, Topsham, Exeter EX3 0LJ



Scale 1:1250

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**Reference No:** 06/0895/01

**Proposal:** Erection of a three bedroom semi-detached house attached to an existing three bedroom semi-detached property.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Written Representations

**Appeal Decision:** APPEAL DISMISSED

## **Grounds:**

The main issue was considered to be whether the proposed development would have an adverse impact on the character and appearance of the street scene.

The Inspector considered that whilst linking the proposed house to 1 Gordon Road could be claimed to be copying a style of development found elsewhere in the road, he was concerned that developing the appeal site would fill up a side garden and thereby reduce the openness between the end of Gordon Road and the rear of houses fronting Hamilton Road. He agreed with the Council that open garden areas such as the appeal site are an important feature of the local area and part of local character. He thought that if permission were to be granted in this case, this local character would begin to be eroded and other similar proposals encouraged. The proposal would not therefore comply with LP Policies H2, DG1 and DG4.

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## **APPEALS LODGED**

Application	Proposal	Start date	Received date
06/0456/03 62/64 High Street, Topsham, Exeter, EX3 0DY	Ground floor rear extension (140 sq.m.).	22/11/2006	23/11/2006
06/1482/03 18 Courtenay Road, Exeter EX2 8JX	Single garage extension on south west elevation and access to highway.	23/11/2006	24/11/2006
06/1395/03 1 Guildford Mews, Gloucester Road, Exeter EX4 2EB	Two storey attached dwelling, parking, access to highway and associated works to include alterations to garden room at No. 1.	27/11/2006	28/11/06
06/0991/03 55 Ide Lane, Exeter EX2 8UT	Ground floor extensions to north-east elevation.	29/11/06	30/11/06
06/1408/03 Globefields, Topsham, Exeter EX3 0DL	Redevelopment to provide bungalow, parking and associated works.	29/11/06	30/11/06
06/1409/14 Globefields, Topsham, Exeter EX3 0DL	Demolition of buildings	29/11/06	30/11/06
06/0995/03 21 Matford Avenue, Exeter, EX2 4PL	Extensions on all elevations to include two-storey extension and decking on rear elevation and accommodation in roofspace.	30/11/06	1/12/06

**RICHARD SHORT  
HEAD OF PLANNING SERVICES  
ECONOMY AND DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1985 (as amended)**

**Background papers used in compiling the report:-**

Letters, application files and appeal documents referred to in report.

Available for inspection from:-

Planning Services, Civic Centre, Paris Street, Exeter (01392) 265223