



Exeter City Council

Philip Bostock, Chief Executive

Bindu Arjoon, Assistant Chief Executive

Civic Centre, Paris Street, Exeter, EX1 1JN

Tel: 01392 277888 www.exeter.gov.uk

To the Chair and Members
of the Planning Committee

Direct dial: 01392 265275

Fax: 01392 265265

email: sarah.selway@exeter.gov.uk

Our ref:

Your ref:

A meeting of the **PLANNING COMMITTEE** will be held in the Rennes Room, Civic Centre, Paris Street, Exeter at **5.30 pm** on **MONDAY 10 DECEMBER 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. **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, before any discussion takes place on the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

2. **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.

Public Speaking

Public speaking on planning applications and tree preservation orders is permitted at this Committee. Only one speaker in support and one opposed to the application may speak and the request must be made by 5pm on the Thursday before the meeting (full details available on request from the Member Services Officer).

3. **PLANNING APPLICATION NO.07/1685/03 - REDHILLS HOUSE,
EXWICK ROAD, EXETER, EX4 2DA**

To consider the report of the Head of Planning Services. 1 - 4

(Report circulated)

4. **PLANNING APPLICATION NO.07/1975/07 - REDHILLS HOUSE,
EXWICK ROAD, EXETER, EX4 2DA**

To consider the report of the Head of Planning Services. 5 - 8

(Report circulated)

5. **PLANNING APPLICATION NO.07/1656/03 - 4-6 COUNTESS WEAR
ROAD, EXETER, EX2 6LG**

To consider the report of the Head of Planning Services. 9 - 14

(Report circulated)

6. **PLANNING APPLICATION NO.07/1932/03 - ROLLESTONE FARM,
PENNSYLVANIA ROAD, EXETER, EX4 5BJ**

To consider the report of the Head of Planning Services. 15 - 20

(Report circulated)

7. **PLANNING APPLICATION NO.07/2007/02 - DEVON & CORNWALL
CONSTABULARY POLICE HEADQUARTERS, MIDDLEMOOR,
EXETER, EX2 7HQ**

To consider the report of the Head of Planning Services. 21 - 26

(Report circulated)

8. **PLANNING APPLICATION NO.07/2131/03 - 41A-43A SIDWELL STREET,
EXETER, EX4 6PA**

To consider the report of the Head of Planning Services. 27 - 30

(Report circulated)

9. **PLANNING APPLICATION NO.07/2253/03 - 31 CECIL ROAD, EXETER, EX2 9AQ**
To consider the report of the Head of Planning Services. 31 - 32
(Report circulated)
10. **PLANNING APPLICATION NO.07/1949/03 - 16 POPLAR CLOSE, EXETER, EX2 8JA**
To consider the report of the Head of Planning Services. 33 - 36
(Report circulated)
11. **LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT**
To consider the report of the Head of Planning Services. 37 - 70
(Report circulated)
12. **PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS**
To consider the report of the Head of Planning Services. 71 - 102
(Report circulated)
13. **ENFORCEMENT PROGRESS REPORT**
To consider the report of the Head of Planning Services. 103 - 108
(Report circulated)
14. **APPEALS REPORT**
To consider the report of the Head of Planning Services. 109 - 122
(Report circulated)
15. **SITE INSPECTION PARTY**

To advise that the next Site Inspection Party will be held on Wednesday 2 January 2008 at 9.30 a.m. The Councillors attending will be Fullam, Mrs Henson and Lyons.

DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on **Monday 14 January 2008** 5.30 pm

Membership –

Councillors Lyons (Chair), Choules (Deputy Chair), P Brock, Fullam, Mrs Henson, Mitchell, Moore, D J Morrish, Newby, Robson, Shepherd, Shiel 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.

Agenda Item 3

ITEM NO. 3

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/1685/03

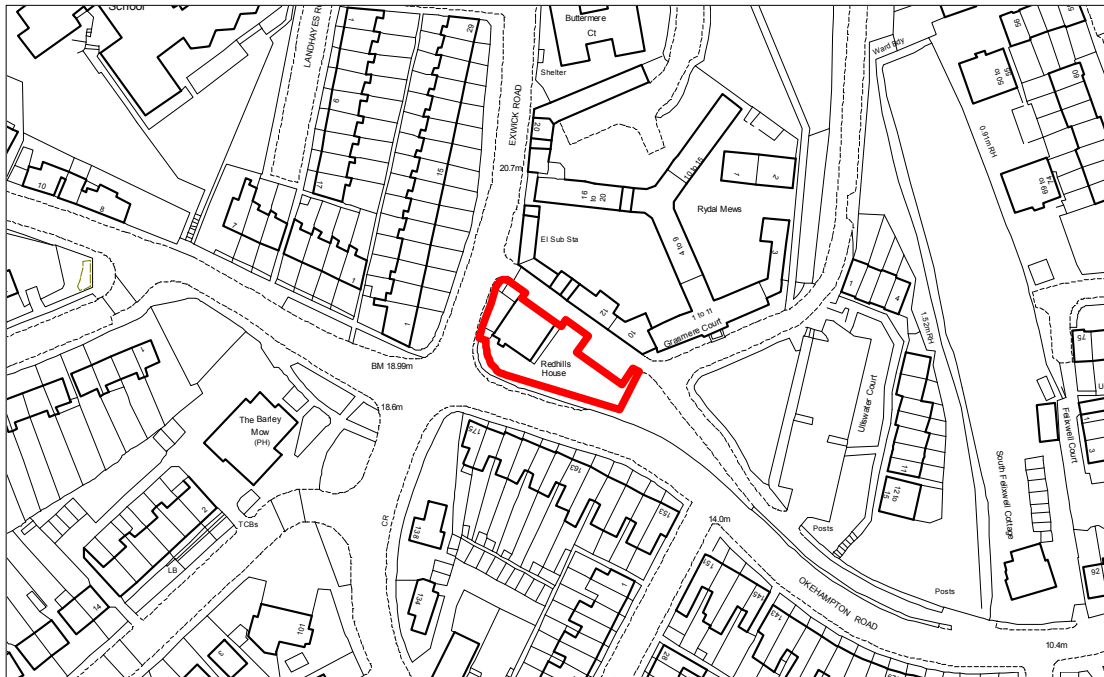
FULL PLANNING PERMISSION

APPLICANT: Ms E James
Amethyst Second Chance

PROPOSAL: Change of use from non-residential day centre (Class D1) to supported living units (Class C2)

LOCATION: Redhills House, Exwick Road, Exeter, EX4 2DA

REGISTRATION DATE: 11/09/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

DESCRIPTION OF SITE/PROPOSAL

Redhills House is situated at the junction between Okehampton Road and Exwick Road in Exwick ward. It is a grade II Georgian plain square stucco house which has, until recently, been used by the NHS as a non-residential day centre. This planning application has been made by Amethyst Second Chance for change of use from non-residential day centre (Class D1) to supported living units (Class C2).

The proposal is to provide living accommodation for up to 11 residents, all of whom would have been recently released from HMP Dartmoor. There would be at least one member of staff employed by Amethyst Second Chance on site at all times. Internal alterations are proposed at the property (under the associated listing building application) to modify the building to provide additional washing/bathroom and kitchen facilities for the residents.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Information leaflet about the applicant, Amethyst Second Chance Trust:-

- Statistics show that during the past years that appropriate and accessible accommodation is the foundation of successful rehabilitation and management of risk of harm to others
- Research suggests that addressing severe accommodation problems can make a difference of up to 20% in terms of a reduction in re-offending.
- A significant proportion of ex-prisoners have less than adequate social and interpersonal skills which inhibits them in accessing services.
- The charity aims to provide short to medium term accommodation where ex-prisoners can receive support and guidance in obtaining access to benefits, college courses and work. It also aims to improve social skills and....ultimately to reduce the chance of re-offending. The charity will do this by employing three full time workers with a possibility of a fourth and aim to contract out additional services such as drug and alcohol advice.
- The long term aim is to help an individual to reach the point where they are able to re-integrate fully back into the community, i.e. to have accommodation of their own, to have a job, to have a future.
- Residents will be required to sign up to the following "House rules":-
 - To co-operate with drug testing whenever requested
 - To be clear that racist, sexist, violent, abusive, bullying or intimidating behavior is not tolerated
 - To understand that theft or damage is not allowed
 - To attend any agreed programme of activities, college course or work
 - To attend all appointments organised with other agencies
 - No visitors allowed in to private rooms
 - To observe a curfew
 - To allow searches to be undertaken of their rooms and personal possessions by staff

REPRESENTATIONS

27 letters of objection raising the following issues:-

- Proximity to schools
- Proximity to public house
- Concern about lack of information about the scheme and the proposed residents, inadequate public consultation
- Safety of local children
- Safety of elderly residents
- More suitable location elsewhere, not in a residential community
- There are already vulnerable adults living in the community
- Fear for own personal safety
- Fear of crime
- Capacity of local police and other agencies
- Overlooking of adjoining properties

One letter of support

Petition with 138 signatures in objection concerning:-

- Anxieties relating to potential re-offending and its consequences on the neighbourhood.
- The potential risk to the surrounding neighbourhood has been underestimated;
- The house benefits from an elevated position, with good vantage point overlooking surrounding roads and offering too many escape routes in the event of trouble;
- Concern about the crimes previously committed by the residents and the combination with mental health issues;
- Concern about the risk of re-offending;
- Initial occupants may be strictly vetted for suitability but would all future candidates be vetted in the same way?
- If local housing is sought for each resident on departure it is likely that an ever increasing community of ex-criminals could develop in the area;
- Concern about friends and family congregating outside the property;
- Wish to encourage young families into the area;
- Everyone has the right to feel safe and secure in his/her own home;
- Proximity to schools;
- Concern about rise in price of insurance policies.

CONSULTATIONS

County Director of Economy, Environment and Culture - comments are awaited.

The Devon and Cornwall Constabulary - comments are awaited.

WESTERN AREA WORKING PARTY

16 October 2007 - Members agreed to defer consideration of the matter until next Area Working Party.

20 November 2007 - Members were informed that the matter should be determined at full Planning Committee in December

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001-2016

CO7 - Historic Settlements and Buildings

Exeter Local Plan First Review 1995-2011

C1 - Conservation Areas

DG1 - Objectives of Urban Design

DG7 - Crime Prevention and Safety

H5 - Diversity of Housing

OBSERVATIONS

Planning Policy Statement 1 sets out national policies on different aspects of land use planning and states that Local Plans should promote development that creates social inclusive communities, including suitable mixes of housing and should '*... address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.*' Policies H1 and H2 of the Exeter Local Plan state that acceptable residential environments can be provided through the

conversion of vacant buildings. Accordingly it is against these national and local policies that the application must be judged.

The proposed use seeks to establish a residential use into a currently vacant building which was formerly used as a non residential day centre. The surrounding area is predominantly residential in character and accordingly the principle of the use is acceptable. The accompanying listed building application indicates that the conversion can be carried out without detriment to the character and appearance of this Grade II listed building.

The application has attracted significant objection from local residents primarily due to the possible conduct of the future occupants of the building. Crime and disorder and fear of such issues are material planning considerations and should be considered as part of the determination of the current application. The applicants, based at Dartmoor Prison, are acutely aware of the perceived concerns such a facility can have on local residents. Accordingly the supporting statement outlines the aims and intentions of the scheme and the specific rules which occupants are obliged to follow to remain in residence. It is considered that the proposed management and supervisory arrangements will minimise the potential for crime and disorder especially in comparison with the alternative scenario whereby the facility is not provided and ex-offenders are released into the community without supervision. To substantiate a reason for refusal on the grounds of crime and disorder there must be clear evidence that such fears are justified. Whilst the comments from the Police Authority are still awaited it is not considered that such evidence exists. However in order to ensure that the use is managed appropriately and on the basis described by the applicant it is suggested that the imposition of a personal condition would be appropriate.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2) The use hereby permitted shall be carried on only by Amethyst Second Chance and shall cease at such time as the aforementioned person cease to occupy the site.
Reason: To enable the proposed use by the applicant to be monitored.

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

Agenda Item 4

ITEM NO. 4

COMMITTEE DATE: 10/12/2007

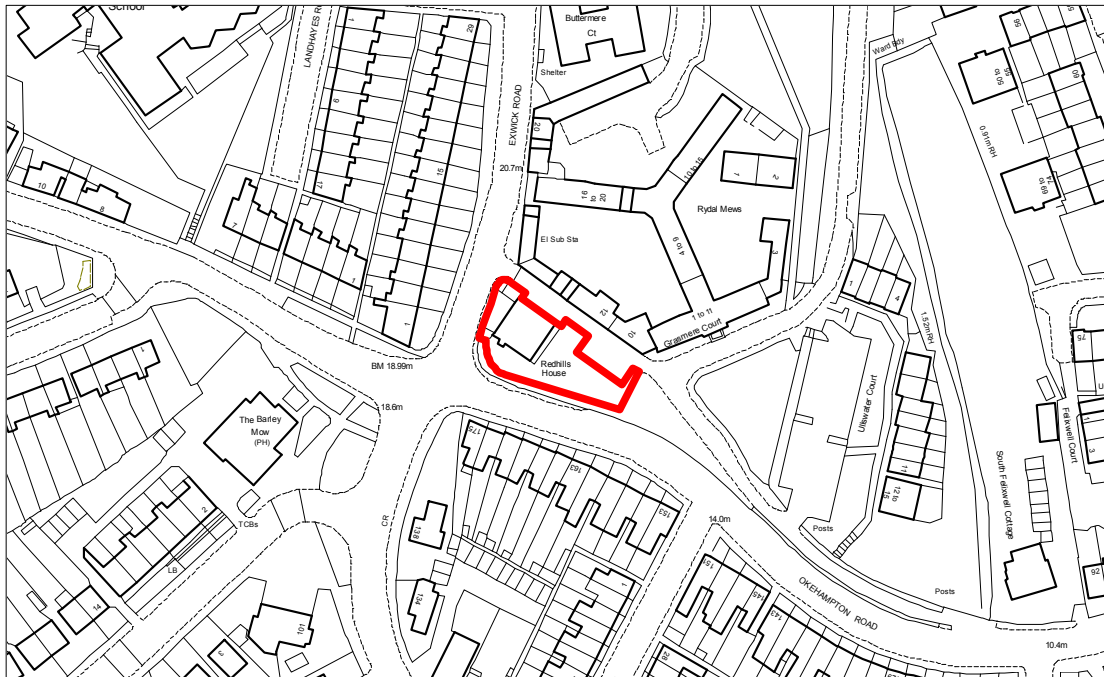
APPLICATION NO: 07/1975/07 **LISTED BUILDING CONSENT**

APPLICANT: Ms E James
Amethyst Second Chance

PROPOSAL: Provision of waste pipes on north west and south west elevations, internal alterations to walls and doors

LOCATION: Redhills House, Exwick Road, Exeter, EX4 2DA

REGISTRATION DATE: 04/10/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

DESCRIPTION OF SITE/PROPOSAL

Redhills House is situated at the junction between Okehampton Road and Exwick Road in Exwick ward. It is a grade II listed Georgian plain square stucco house which has, until recently, been used by the NHS as a non-residential day centre (Class D1). This application has been made in conjunction with a planning application for the change of use of the building to supported living units (Class C2).

The proposed alterations necessary to provide 11 supported living units include:-

Basement

- Blocking of one doorway
- Subdivision of room to provide kitchen and bathroom with hallway through
- Insertion of new partition wall to create hallway to yard at rear of property
- Partition to subdivide room to provide cupboard/store
- Removal of existing toilets and replacement with one bathroom
- Insertion of kitchen units

Ground floor

- Insertion of door to cover recess to provide cupboard/store
- Subdivision of room to provide en-suite bathroom

First floor

- New WC and extractor fan
- Blocking of doorway to existing cupboard
- Subdivision of room to provide en-suite bathroom
- Subdivision of room to provide two bedrooms, each with sink and creation of new inner hallway to access newly created bathrooms

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The proposed works will not affect the appearance of the building or affect the building's setting and contribution to the local scene.

REPRESENTATIONS

None received

CONSULTATIONS

Exeter Civic Society (letter dated 15 November 2007) - *"We note that the applicants consider that aluminium or pvc waste pipes are acceptable replacement materials. We suggest that since the building is listed, the existing cast iron is retained and the new pipes should also be cast iron"*

WESTERN AREA WORKING PARTY

16 October 2007 - It was agreed to defer the matter to the next Area Working Party in order that this application and its associated planning application be considered together.

20 November 2007 - It was agreed that the application would be taken to Planning Committee on 10 December 2007 in order that this application and its associated planning application be determined together. The associated planning application has received a number of objections and must therefore be determined by the Planning Committee.

PLANNING POLICIES/POLICY GUIDANCE

Exeter Local Plan First Review 1995-2011

C2 - Listed Buildings

Devon Structure Plan 2001 to 2016

CO7 - Historic Settlements and Buildings

OBSERVATIONS

This application for listed building consent is accompanied by an application for planning permission for a change of use to supported living units. Should the change of use be granted permission, it will be necessary to undertake a small number of internal alterations to provide the residents with additional bathroom and kitchen facilities. The property is Grade II and was listed in 1974.

The Conservation Officer is of the view that the proposed works will have no detrimental effect on the character of the listed building. The property appears to have been heavily modified in recent years (although no planning history has been identified). Previous modifications include the removal of all original doors and replacement with fire doors, and the insertion of fireproof glazing in the stairwell. Modern partition walls have also been inserted, some of which the applicant intends to remove. These historic alterations mean that relatively few changes are required by the applicant to modify the building for their purposes.

Externally, the provision of waste pipes on the north west and south west elevations is acceptable. A condition requiring painted black metal waste pipes has been suggested.

The Conservation Planner is of the view that the proposed works comply with both Local Plan policy C2 and guidance contained in PPG15: Planning and the Historic Environment. There will be no alteration to the setting of the listed building and no loss of any features of architectural or historic interest.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To comply with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 19 October 2007 (unnumbered), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Unless otherwise agreed in writing by the Local Planning Authority all new and replacement soil pipes and rainwater goods shall be black painted metal.
Reason: To protect and preserve the character of the listed building.
- 4) Details of the construction and finish of all new doors shall previously have been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect and preserve the character of the listed building.
- 5) Prior to commencement of works, details of all extractor fans, including their position internally and externally, and specifications of the same, shall have been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect and preserve the character of the listed building.

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

This page is intentionally left blank

Agenda Item 5

ITEM NO. 5

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/1656/03 **FULL PLANNING PERMISSION**

APPLICANT: Wattson Holdings Ltd

PROPOSAL: Redevelopment to provide 10 dwellings and garages, parking, access to highway and associated works

LOCATION: 4-6 Countess Wear Road, Exeter, EX2 6LG

REGISTRATION DATE: 24/09/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

HISTORY OF SITE

88/01216/01 -	Residential development	PER	20/02/1989
96/0399/01 -	Demolition of existing building and erection of five detached dwellings with ancillary accesses (details of access and siting to be approved)	PER	30/07/1996
06/0275/03 -	Redevelopment to provide 10 dwellings and garages, parking, access to highway and associated works	PER	03/05/2006

DESCRIPTION OF SITE/PROPOSAL

The site is located on the west side of Countess Wear Road about 30 metres from the Tally Ho Public house. The site has now been cleared but was formerly occupied by a range of buildings which were in use by a shop fitting firm.

Previous consent has been granted for the demolition of all existing buildings on the site and redevelopment with 10 town houses split into two terraces of 5 units set either side of a central access point. From Countess Wear Road the approved buildings would be 3 storey in

height with the top floor of the accommodation within the roof space. One parking space is provided for each dwelling in the form of garages situated towards the rear of the site.

The developer has since expressed a desire to include dormers on the rear and was advised that this could not be dealt with as a minor amendment. Hence this application is a revised version of that already approved with the main difference being the addition of dormer windows to the rear elevation of each dwelling.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by a Design and Access Statement.

REPRESENTATIONS

21 letters of representation to the application have been received raising the following issues:-

- Lack of off-street parking - consequent impact on existing street parking
- Access issues - highway safety and emergency vehicle access
- the way in which previous application was processed
- design/visual impact
- impact on existing businesses/community buildings in locality
- compliance with approved drawings
- loss of privacy
- insufficient public consultation
- overdevelopment of site
- excessive height

The level of parking provision, access issues, impact on the locality, height and quantum of development were all considered in the context of the previous application and determined to be acceptable. There is nothing in the current submission which changes the merits in respect of these issues. Compliance with the approved drawings is something that would need to be dealt with as the development is implemented. The occupants of all properties directly surrounding the site, and those sharing a boundary with it, were consulted in accordance with the Council's adopted procedure. It is considered that this level of consultation is more than adequate for this application and that wider consultation would not have been justified (particularly in the context of the proposal essentially comprising the addition of dormers to the rear of a previously approved scheme). The impact of the current proposal from a design/visual impact perspective and impact on privacy is addressed later in this report.

CONSULTATIONS

Cleansing Services - No issues - Bin storage area is considered appropriate.

Environment Agency - No comment.

Environmental Health - Recommend condition regarding hours of work, land contamination and drainage details.

County Director of Environment, Economy and Culture - Comments "This site has the benefit of a permission for 10 residential units that are currently under construction. However, this proposal seeks to amend the existing approval by adding dormer windows on the rear elevation. The revised proposal incorporates 10 garages to serve 10 residential units and when taking into consideration national advice relating to on-street parking, I am not able to

recommend a refusal in this instance. I therefore recommend that a condition is attached to any permission to secure the provision of the proposed off-street parking facilities and access to Countess Wear Road including visibility splays before the occupation of any residential units."

Head of Leisure and Museums - Recommends a condition regarding submission of a Wildlife Plan.

PLANNING POLICIES/POLICY GUIDANCE

Exeter Local Plan First Review 1995-2011

AP1 - Design and Location of Development
AP2 - Sequential Approach
E3 - Retention of Employment Land or Premises
H1 - Search Sequence
H2 - Location Priorities
C5 - Archaeology
T1 - Hierarchy of Modes
T2 - Accessibility Criteria
T10 - Car Parking Standards
DG1 - Objectives of Urban Design
DG4 - Residential Layout and Amenity
DG6 - Vehicle Circulation and Car Parking in Residential Development

Devon Structure Plan 2001-2016

ST1 - Sustainable Development
ST10 - Exeter Principle Urban Area
CO6 - Quality of New Development
TR10 - Strategic Road Network and Roadside Service Areas

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

OBSERVATIONS

Whilst this is a full application in its own right it is necessary when considering the issues to have regard to the existing approval. The main difference is the addition of dormer windows to the rear elevation of each dwelling in lieu of the previously approved roof lights. In this context it is not felt that a condition in respect of the submission of a Wildlife Plan would be appropriate.

The currently submitted drawings also clarify the relative heights of the proposed dwellings in relation to No. 8 Countess Wear Road. The difference between the specified ridge heights now and those previously approved is negligible, with the nearest new dwelling being approx 7 centimetres higher than previously specified. Height is one of the main concerns raised in the objections. In the context of the previous approval and the character of the surrounding area the heights specified are considered acceptable.

One of the other principal concerns raised in the objections relates to the level of parking provision and its implications in terms of further congestion and pressure of existing on-street

parking. The approved proposal provided for 10 parking spaces in the form of garages. The County Director of Environment, Economy and Culture suggests that there is a reduction in parking provision compared to the previous approval. However, he has been reminded that this is not the case as the level of parking provision was amended during the processing of the previous application. Consequently, the current proposal does not change the level of parking provision proposed which remains as 10 garages (i.e. one/dwelling). Given the existing approval it would not be appropriate to seek greater off-street parking provision as part of this proposal. In any event, the Highway Authority have acknowledged that in the context of national advice the level of parking provision proposed is acceptable and could not be used to justify a refusal.

The main issue in respect of this application relates to the addition of dormer windows to the rear of each dwelling. The main considerations in this respect relate to their visual impact and the potential impact on surrounding properties in terms of overlooking. It has to be borne in mind that the existing approval provided for living accommodation within the roof space, albeit lit by roof lights on the rear (and dormers to the front). Therefore the substitution of the roof lights with dormers is what needs to be assessed. Visually, given the previous approval for dormers of the same design on the front of the new dwellings, it would be difficult to argue that similar dormers on the rear would have an unacceptable visual impact.

With regard to privacy impact it is fair to say that there maybe a greater perceived level of overlooking from dormers as opposed to roof lights, and indeed dormers do provide a more direct view out from a room. The neighbouring properties to the rear of the site are also at a lower level than those proposed. However, they are also some distance away from the rear face of the proposed properties. The nearest neighbouring building at the rear of the site to the new dwellings is approximately 30 metres away. These properties are also at a significantly lower level than the proposed dwellings and allowing for intervening boundary treatments and garages the main view will be over the top of these dwellings. Given these distances, and the difference in levels, it is not considered that the level of overlooking would have such an adverse impact upon the amenity of those residents such as to justify a refusal.

SOUTHERN AREA WORKING PARTY (17/10/07)

Members noted the objections and the fact that officers required further clarification of the heights of the buildings and sections showing the relationship with surrounding properties.

SOUTHERN AREA WORKING PARTY (21/11/07)

Clarification that the height of the buildings are comparable with the previous approval has been received. Further objections were reported to Members along with the formal consultation response from the Highway Authority. Notwithstanding the issues raised in the objections, many of which had been previously considered in the context of the approved scheme, Members noted the sections showing the distance of the proposed dwellings from surrounding properties and supported the officer recommendation of approval. Members noted that the application would be placed before the Planning Committee for determination.

RECOMMENDATION

APPROVE 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) C23 - Permitted Development Restriction
- 7) C12 - Drainage Details
- 8) C57 - Archaeological Recording
- 9) C70 - Contaminated Land
- 10) No part of the development hereby approved shall be occupied until the access to Countess Wear Road, off-street parking facilities, access courtyard and visibility splays have been provided in accordance with the requirements of this permission and retained for those purposes at all times unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site
- 11) The development hereby approved shall be constructed in accordance with detailed drawings, which shall previously have been submitted to, and approved in writing by, the Local Planning Authority, showing the datum level at which it is to be constructed in relation to an agreed fixed point or O.S. datum
Reason: To ensure that the development is constructed at levels appropriate to the surroundings in terms of visual impact and relationship to adjoining properties.
- 12) The development hereby approved shall not be commenced until details of all proposed boundary walls and fences have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until these have been provided in accordance with the approved details.
Reason: In the interests of the amenities of the area.
- 13) The development hereby approved shall not commence until sections and elevations to a scale of not less than 1:20, indicating the following details, have been submitted to and approved in writing by, the Local Planning Authority:
 - (i) rain water goods;
 - (ii) eaves overhang;
 - (iii) reveals to window/door openings;
 - (iv) glazing bars and window frames.The buildings shall not be occupied until it has been completed in accordance with these details. The above-mentioned details will be expected to show sash opening windows.
Reason: To ensure that the architectural detailing of the development is completed to an appropriate standard.

- 14) Notwithstanding condition no 2, no work shall commence on site under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
- a) hours of operation of construction works,
 - b) site compound and,
 - c) railings.
- Reason:** Insufficient information has been submitted with the application and in the interests of visual amenity.
- 15) No part of the development hereby approved shall be occupied until the access, visibility splays and frontage footway have been provided in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority and retained for those purposes at all times.
- Reason:** To ensure that adequate facilities are available for traffic attracted to the site.
- 16) Notwithstanding condition No. 2 no work shall commence on site under this permission until visibility splays have been provided and laid out at the site access to Countess Wear Road in accordance with the attached Diagram C where the visibility splays provide intervisibility between any point on the X and Y axes at a height of 0.6 metres above the adjacent carriage way level and the distance back from the nearer edge of the carriage way of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriage way of the public highway (identified as Y) shall be 60 metres in both directions.
- Reason:** To provide adequate visibility from and of emerging vehicles.
- 17) The existing accesses shall be effectively and permanently closed in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority as soon as the new access is capable of use.
- Reason:** To prevent the use of substandard accesses and to minimise the number of accesses onto the public highway.
- 18) H03 - Highways - Drainage
- 19) 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.

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

Agenda Item 6

ITEM NO. 6

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/1932/03

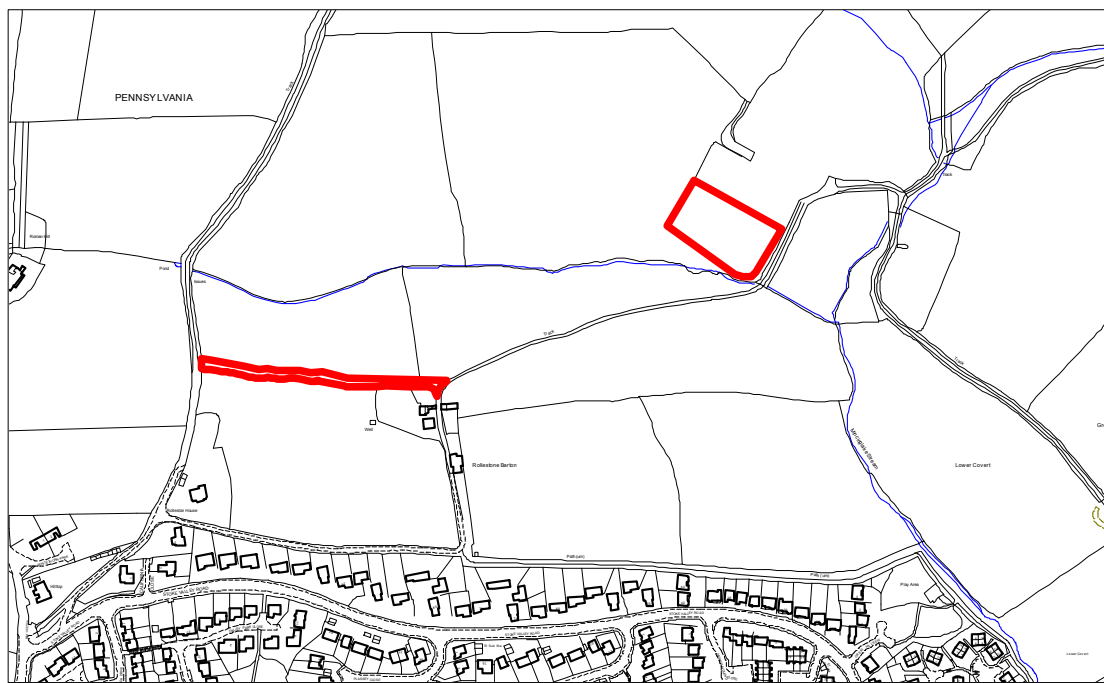
FULL PLANNING PERMISSION

APPLICANT: Mr C Arden

PROPOSAL: Multipurpose equestrian arena and farm access road

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

REGISTRATION DATE: 26/09/2007



Scale 1:6250

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

HISTORY OF SITE

05/0448/03 -	Two detached agricultural storage buildings (total 1626.96 sq.m.)	PER	23/06/2005
05/0452/03 -	Provision of occupational dwelling	PER	28/07/2005
05/0583/03 -	Two and one storey buildings to form quadrangle (442 sq. m.) for use as equine breeding and livery facilities	PER	11/10/2005
05/1608/03 -	Use of livestock building for stabling	PER	06/12/2005
06/1416/03 -	Change of use from agriculture to mixed agriculture and equestrian use	REF	29/01/2007
06/1417/03 -	Multipurpose equestrian arena	REF	29/01/2007
07/0166/20 -	Provision of farm access road (3.5 metres wide with passing places)	REF	16/05/2007
07/1396/P -	Change of use from agricultural building to mixed agricultural and equine use, alterations to vehicular access, provision of stable building, manege ring and associated buildings and landscaping	UNK	
07/1404/03 -	Use of livestock building for stabling	PER	14/09/2007

DESCRIPTION OF SITE/PROPOSAL

Rollestone Farm occupies a large site within an area in the Local Plan of designated Landscape Setting of the City. It lies approximately two miles from the City Centre towards the northern boundary of the City. The existing access to the site is via a small entrance located off Stoke Valley Road which in turn is located off Pennsylvania Road. There are a number of properties located along Stoke Valley Road with gardens backing onto the farm's access road. The majority of these neighbouring properties lie at least 250 metres away from the existing farm buildings. Due to the natural topography of the area, the main farm complex lies lower than the existing access point and many of the adjacent houses.

The proposal is for a multipurpose equestrian arena and farm access road. The proposed manege arena will be located to the south west of the existing barn structures. It will measure 60 metres in length and 40 metres in width and will occupy an area of 2400 sq.metres. The proposed manege arena will be constructed on an unauthorised area of compacted rubble that is currently used by the applicant for the storage of farm machinery. The arena floor will consist of a combination mix of silica sand and rubber, a standard compound used for facilities of this nature.

The proposed access road measures 200 metres in length and will enable the formation of a one way system. The new road will create an exit point on the other side of Rollestone House onto Pennsylvania Road.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by a Design and Access Statement.

Context

Physical - Vehicular access is gained via a private track which also serves as a bridleway from Stoke Valley Road. Since its purchase in summer 2003, the unit has been run as a commercial farm and equestrian centre. This application involves the installation of an exercise arena/manege to be used solely by the applicant's own horses being schooled and customer's liveried horses.

Social - The access track runs alongside the gardens of a number of dwellings in Stoke Valley Road. Proposals to create a one way system for traffic entering and exiting the holding will ensure that the impact from existing permitted uses will be far reduced. As the use of the manege will be strictly controlled and not for use by the general public, the impact on these properties will be limited.

Economic - The financial benefit of providing temporary accommodation cannot be underestimated. It is imperative that in order to retain these customers, high quality facilities are provided. The delay in resolving this issue is impacting financially on the business.

Evaluation

Considerable effort has been made in order to seek agreement on a number of outstanding issues relating to access, scale of operation and landscaping. Overall this is a relatively small scale development which is regarded as 'traffic neutral'.

Access

For this proposal the existing access to the site from the public highway will be utilised. To reduce traffic numbers using the existing farm lane, improve visibility for those accessing and exiting the site and minimise the impact on the surrounding area, an alternative one way

scheme is proposed. A second access was previously permitted for agricultural traffic by the Council - to avoid unnecessary costs and disruption to the bridleway, the applicants will provide an alternative route which runs past Rolleston House, eventually joining up with the farm access to the main buildings. Level access will be available to the arena. The facility will not be available to the general public.

Design

Use - An exercise arena/manege to be used solely by the applicants own horses being schooled and customers liveried horses.

Amount - The total area of the proposed arena amounts to 2400 sq.metres.

Layout - Post and rail fencing around the perimeter of the arena. Combination silica sand/rubber compound surface to improve hoof and impact absorption.

REPRESENTATIONS

17 letters of objection have been received, principle planning issues raised -

1. Traffic generation/hazard
2. Loss of amenity.
3. Impact on the landscape particularly the green circle and bridle path.

CONSULTATIONS

The Environment Agency have raised no comment.

The views of the Director of Environment, Economy and Culture are awaited.

The Countryside Officer recommends that no development shall take place until a landscape and wildlife plan has been produced and approved by the Local Planning Authority.

PLANNING POLICIES/POLICY GUIDANCE

Exeter Local Plan First Review 1995-2011

LS1 - Landscape Setting

LS4 - Local Nature Conservation Designation/RIGS

DG1 - Objectives of Urban Design

Devon Structure Plan 2001-2016

ST1 - Sustainable Development

CO6 - Quality of New Development

OBSERVATIONS

Policies LS1 and LS4 restrict the nature of development within the designated landscape setting of Exeter. The proposed manege arena would provide a recreational facility ancillary to the farm and accordingly is in line with current policy. Its construction on an existing area of hardstanding would minimise the harm to a site of local interest for nature conservation again in line with current policy.

It is considered that the proposed manege arena has been designed successfully to sit comfortably within the existing environment. The proposed arena will be built in the vicinity

of two engineered banks that will be landscaped with the planting of indigenous trees and shrubs. It is anticipated that the provision of trees and shrubs of this nature will provide a natural screen reducing the visual impact of the arena as well as the existing barns. It is considered that a facility of this design and nature would not be detrimental to the character of the immediate area.

The construction of the new access track to Pennsylvania Road (which will serve as an egress) on a one way loop system is deemed acceptable in planning terms having a minimal impact on the landscape and reducing the burden on the existing access to the south that lies much closer to residential properties. In order to ensure that the access arrangements are managed to the satisfaction of both the Highway and Planning Authorities it will be a requirement that the applicant enters into a Section 106 Agreement requiring the details of the management arrangements to be agreed prior to the implementation of the development.

NORTHERN AREA WORKING PARTY

Members raised no objection to the application proposal.

RECOMMENDATION

APPROVE subject to the applicant entering into a Section 106 Agreement relating to the access management arrangements and the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on *date (dwg. no(s).)*, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: To ensure that the materials conform with the visual amenity requirements of the area.
- 4) A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

- 5) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6) The development hereby approved shall be for the sole use of the applicant and those who have horses on livery at the farm.
Reason: Intensification of the access would be unacceptable in this location.
- 7) No development shall take place until a Wildlife Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: In the interests of protecting and improving existing, and creating new wildlife habitats.

**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

This page is intentionally left blank

Agenda Item 7

ITEM NO. 7

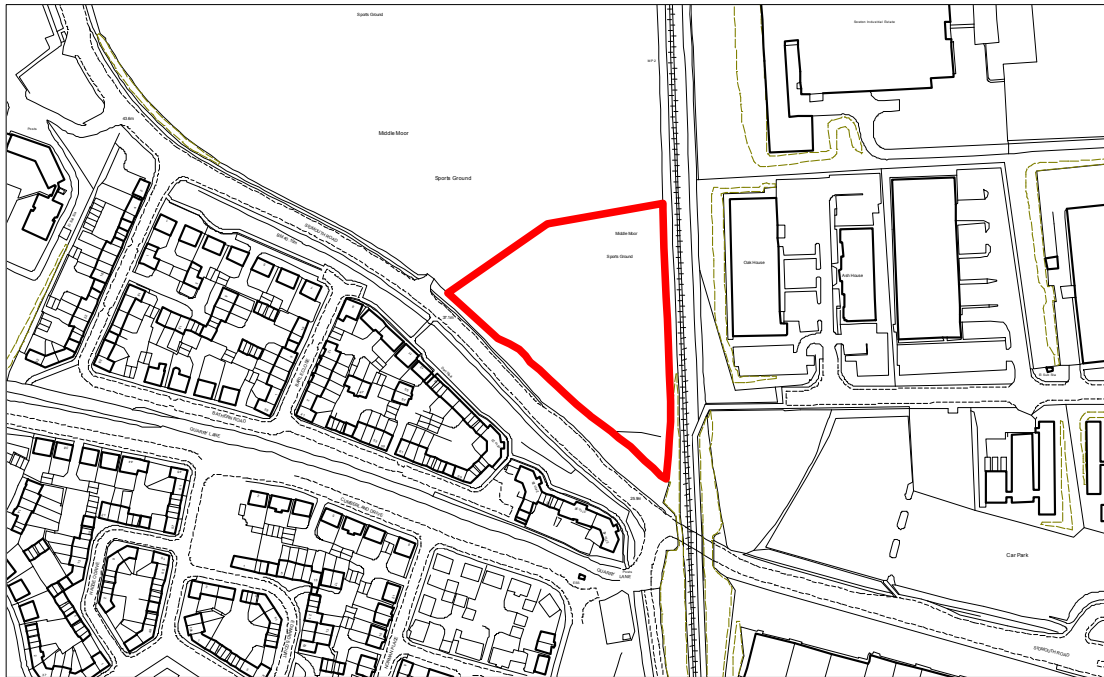
COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/2007/02 **APPROVAL OF RESERVED MATTERS**

APPLICANT: Devon & Somerset Fire and Rescue Authority
PROPOSAL: Two detached buildings (1137sq.m.) to provide three storey fire station with ancillary offices, training building with tower, parking, cycle, bin and fuel store, access to highway and associated works (approval sought of reserved matters on Ref. No. 04/1467/01 granted 16 March 2007) for siting, design, landscaping and external appearance

LOCATION: Devon & Cornwall Constabulary Police Headquarters, Middlemoor, Exeter, EX2 7HQ

REGISTRATION DATE: 05/10/2007



Scale 1:4000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

HISTORY OF SITE

There is an extensive history of applications relating to the Middlemoor complex but the only application relevant to the part of the site the subject of this application is as follows:-

04/1467/01 - Provision of fire station with access to highway PER 16/03/2007
(siting, design, landscaping and external appearance reserved for future consideration)

This application was approved on 16th March 2007 and is the subject of a Section 106 Legal Agreement relating to highway improvements.

DESCRIPTION OF SITE/PROPOSAL

The site is located at the southern end of the Middlemoor HQ and borders Sidmouth Road to the west and the Exeter-Exmouth railway to the east. The land at present forms the perimeter of the sports field but does not contain any pitches.

The current application seeks approval of reserved matters pursuant to the outline consent granted under application 04/1467/01. Under the outline application the position of the access to the site was fixed but all other matters were reserved. Therefore approval is now sought for the siting, design and external appearance of the building and the landscaping of the site.

The submitted plans depict a 3 storey main building with an attached single storey wing accommodating the 4 appliance bays. Detached training and storage buildings are also proposed between the main building and the existing trees along the boundary with Sidmouth Road. A total of 42 parking spaces are proposed (of which two are designated for disabled use). The ground floor accommodates the practical facilities associated with provision of a Fire Service, the middle floor houses the backup and welfare accommodation such as rest areas, dining room, kitchen and lecture room, and the top floor provides administrative functions, training and the Community Fire Safety Operations base.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied by a Flood Risk Assessment, Arboricultural Impact Assessment, Archaeological Assessment, Design Statement and Green Transport Plan.

REPRESENTATIONS

1 letter of objection has been received raising concerns about further noise pollution from sirens, additional congestion at Middlemoor roundabout and highway safety implications in context of proximity of pedestrian crossings and nearby school.

CONSULTATIONS

South West Water - Initially raised an objection to the drainage strategy for the removal of surface water from this site. However, following submission of a revised drainage strategy/Flood Risk Assessment which addresses the concerns their objection has been withdrawn.

Environment Agency - Raise two concerns in respect of the submitted Flood Risk Assessment in terms of its design and capacity. Recommends no decision is made until these matters are clarified.

Highways Agency - No objection in principle. Comments on the Travel Plan in respect of monitoring, review and mitigation arrangements and possible need for a Transport Assessment. Following further clarification the Highways Agency has accepted that there is no need for a Transport Assessment in respect of this application.

County Director of Environment, Economy and Culture - Observations awaited.

Head of Leisure and Museums - supports the paragraph on Wildlife 6.0 and 6.1 in the Design Statement which states " The southern corner of the site would be designated as a wildlife area. It will be managed in order to encourage native species of fauna and flora as agreed by Exeter City Council. This will include provision of nest boxes for birds and bats." Expresses

concern that this is a missed opportunity to enhance other parts of the development particularly the buildings. Supports use of Sustainable Urban Drainage Systems. Recommends condition regarding Wildlife Plan.

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001-2016

ST1 - Sustainable Development
ST10 - Exeter Principle Urban Area
CO6 - Quality of New Development
CO8 - Archaeology
CO9 - Biodiversity and Earth Science Diversity
TR1 - Devon Travel Strategy
TR4 - Parking Strategy, Stands and Proposals
TR10 - Strategic Road Network and Roadside Service Areas

Exeter Local Plan First Review 1995-2011

L5 - Loss of Playing Fields
T1 - Hierarchy of Modes
T10 - Car Parking Standards
C5 - Archaeology
L3 - Protection of Open Space

PPS1 - Delivering Sustainable Development
PPS9 - Biodiversity and Geological Conservation
PPS23 - Planning and Pollution Control
PPS25 - Development and Flood Risk
PPG13 - Transport
PPG16 - Archaeology and Planning
PPG24 - Planning and Noise

OBSERVATIONS

The current application seeks approval of reserved matters pursuant to the outline consent granted under application 04/1467/01.

The main issues in respect of the application relate to the visual impact of the development/design, its relationship to surrounding trees and buildings and highway implications.

Visual Impact/Design

The originally submitted drawings were not considered satisfactory from a design point of view both in terms of the building itself and its layout in relation to the parking areas and the access road. The position of the main entrance to the building was not clearly evident and overall the design was considered weak.

Following the Working Party negotiations have taken place and revised plans have been submitted. During negotiations the Fire Service were keen to point out that there were significant operational factors that had dictated elements of the design, particularly in respect of the alignment of the appliance bays to the road. Nonetheless the revised plans have resulted

in a reorientation of the building and changes to the parking layout. This has enabled the creation of a better setting to the building and more legible main entrance which has been emphasised by the addition of a glazed canopy. The new access road now terminates in a landscaped area rather than a tarmac surface running up to the new boundary created with the police playing fields.

A variety of materials will be used on the hard surfaced areas to differentiate between the vehicle circulation areas, parking spaces and pedestrian circulation routes. A different type and layout of paving materials will also be introduced around the main entrance to the building to add further emphasis to the glazed canopy. These changes have also created the opportunity for further landscaping and the introduction of a small piece of public art in front of the building.

In terms of the building itself the original approach of shallow pitched roofs has been replaced with a gentle curved structure over both the main building and the appliance bays. The Fire Service emblem has been introduced to the north-east and north-west elevations. Whilst the changes are modest it is considered that they constitute an improvement upon the original submission.

Relationship to surrounding buildings

The site is well separated from surrounding buildings. The nearest buildings on the Middlemoor complex itself are separated from the site by the existing playing pitches. The nearest residential dwellings are separated from the site by Sidmouth Road and the significant mature trees on either side of the road. Consequently it is not felt that the proposal would have any impact on the amenities of the nearest residential properties by virtue of its massing/bulk. In the context of the sites isolated position it is considered that the proposal is acceptable in terms of its relationship to the surrounding area.

Relationship to Trees

The layout proposed is clear of the Tree Protection Areas and should not therefore have any significant adverse impact upon the existing tree cover surrounding the site. The detailed drainage and service arrangements will also need careful consideration and will need to be conditioned for approval prior to commencement of works.

Highway Matters

The position of the access into the site was fixed as part of the outline approval. In approving the outline the principal of a new Fire Station with access from Sidmouth Road, and its associated highway implications were accepted. Within this reserved matters application the internal vehicle circulation arrangements and parking provision form the main considerations. In response to the Highways Agency comments the applicant has clarified the potential trip generation associated with the proposal and the level is such that a Transport Assessment would not be required in respect of this reserved matters application.

The proposal incorporates 42 parking spaces and the need for this level of parking provision is addressed in the Green Transport Plan and comprises spaces for the Station and Group Commander, 12 for trainees (usually from outside the area), 2 for fire service vans, 2 disabled spaces and 24 to serve the fire crews and support staff present in the station at any one time. The justification for the level of parking provision indicated seems reasonable. The revised plans have improved the disposition of the spaces relative to the building.

Southern Area Working Party 17/10/07

Whilst welcoming the proposal for an additional Fire Station in principle Members expressed strong concerns regarding the design and layout of the proposal. It was considered that the submitted design represented a missed opportunity and was not of a sufficient standard for them to support an approval. Members requested that Officers seek to negotiate an improved design. The Chair also undertook to write to colleagues on the Fire Authority Board to encourage a re-appraisal of the design approach.

Southern Area Working Party 21/11/07

Members noted the improvements to the design and layout of the proposal. It was noted that the application would be placed before the Planning Committee for determination with an officer recommendation of approval.

Conclusions

Although individually the changes are all fairly modest they combine to represent an improvement upon the original submission. The relationship of the building to the new road and legibility of the entrance are improved and the proposal is now considered acceptable.

RECOMMENDATION

APPROVE subject to the following conditions:-

- 1) C15 - Compliance with Drawings
- 2) The development hereby approved shall not commence until details of the proposed finished floor levels and overall ridge heights of the dwelling/building(s), in relation to an agreed fixed point or O.S datum have been submitted to, and been approved in writing by, the Local Planning Authority.
Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.
- 3) C12 - Drainage Details
- 4) C17 - Submission of Materials
- 5) C38 - Trees - Temporary Fencing
- 6) C35 - Landscape Scheme
- 7) Prior to the commencement of the development hereby approved a detailed Wildlife Plan identifying specific measures to protect existing wildlife on the site, and to enhance the wildlife opportunities within the site, shall be submitted to, and be approved in writing by, the Local Planning Authority. Thereafter the measures identified in the Wildlife Plan shall be fully implemented prior to occupation of the building and be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the wildlife opportunities associated with the site are maximised in the interests of biodiversity.
- 8) Prior to the commencement of the development hereby approved a Green Travel

Plan identifying specific measures to encourage a modal shift away from the use of the private motor car associated with the use of the building shall be submitted to and be approved in writing by, the Local Planning Authority. The Travel Plan shall specify the arrangements for reviewing and monitoring the effectiveness of Travel Plan.

Reason: To ensure that appropriate measures are implemented to encourage the use of sustainable modes of transport in connection with the use of the building.

- 9) All conditions imposed on notice of outline approval (ref no. 04/1467/01) are hereby reiterated in as much as they relate to the development and have yet to be discharged in writing by the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

- 10) Prior to the commencement of the development hereby approved full details of the new drainage outlet from the site to Sidmouth Road shall be submitted to, and be approved on writing by, the Local Planning Authority. Thereafter the development shall be completed strictly in accordance with the approved details.

Reason: To ensure that the proposed drainage outlet is acceptable in terms of its potential impact on the existing trees/vegetation along the frontage to Sidmouth Road.

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

Agenda Item 8

ITEM NO. 8

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/2131/03

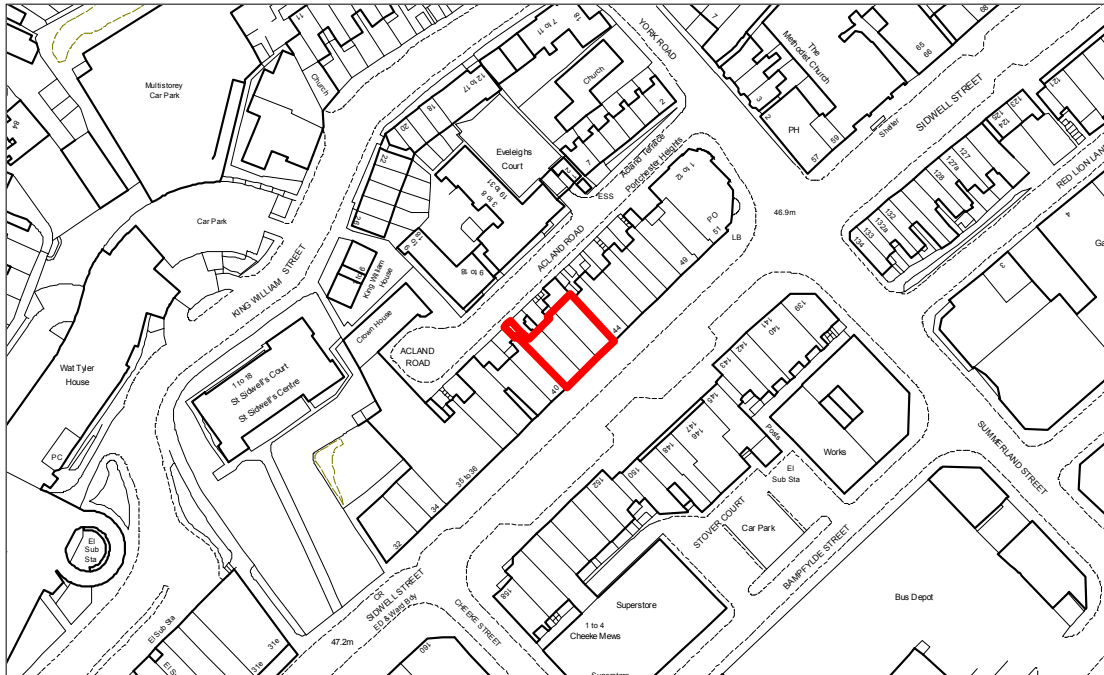
FULL PLANNING PERMISSION

APPLICANT: Mr G Street
Firmplot Ltd

PROPOSAL: Alterations to provide 10 self-contained flats, including pitched roof, two storey extension at first floor level and roof to external staircase on north west elevation

LOCATION: 41A-43A Sidwell Street, Exeter, EX4 6PA

REGISTRATION DATE: 12/10/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

HISTORY OF SITE

Planning permission was granted in 2005 for the conversion of the former snooker club premises into six self contained residential flats. In April 2006 permission was granted to add a pitched roof and create an additional two flats within the roof space.

DESCRIPTION OF SITE/PROPOSAL

The application site is located on the north western side of Sidwell Street above a charity shop, pet shop and dry cleaners. The proposal would involve the conversion of the three existing maisonettes; an extension to the rear at first and second floor fronting onto Acland Terrace and the creation of a new pitched roof. The scheme would result in 3 No. two bedroomed units and 1 No. one bedroomed unit at both first and second floor and 2 No. two bedroomed units contained within the newly created roof space. Overall a total of 8 No. two bedroomed flats and 2 No. one bedroomed flats are proposed.

The external appearance of the two storey rear extension and roof will reflect the works already carried out on the adjacent site. The building works would be a combination of brick

and artificial slate to match the adjacent development, with an element of render. The proposed new roof structure incorporates a pitched roof with gable features fronting the Sidwell Street frontage similar to the arrangement carried out on the adjacent site.

There are no parking spaces associated with this proposal although a central cycle storage area is proposed at first floor level. The bin storage area is located on the ground floor fronting onto Acland Terrace.

REPRESENTATIONS

One letter of objection which raised concern about the lack of parking spaces in the area to cope with number of flats proposed.

CONSULTATIONS

The County Director of Environment, Economy and Culture's views are awaited.

The Head of Environment Health Services states details of the refuse storage facilities are required and that a noise assessment is submitted indicating how the proposed accommodation would be protected from road traffic and nearby businesses.

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001 to 2016

ST1 - Sustainable Development
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011

H1 - Search Sequence
H2 - Location Priorities
DG1 - Objectives of Urban Design

OBSERVATIONS

The principle and design of this proposal has already been established by virtue of a similar scheme approved on the adjacent site. It is considered that the creation of additional residential units in this location is entirely appropriate and the incorporation of the existing flat roof area in the scheme, which currently fronting onto Acland Terrace would visually enhance the area. Indeed, it is considered that the proposed roof arrangement which reflects the approach taken on the adjacent block represents a positive change to the character and appearance of the streetscene and is therefore to be welcomed.

A local resident has raised concern about the potential for greater pressure on the existing inadequate parking facilities in the area. However it is considered that the location of these existing flats in a central location, adjacent to shopping facilities and public transport routes removes the need for car parking to be provided on site. Whilst the written comments from the County Director of Environment, Economy and Culture are awaited it should be noted that his comments on the adjacent site indicated that a car free development would be acceptable in this location.

NORTHERN AREA WORKING PARTY

Members recognised that because there was an objection to this major application it would be considered by the Planning Committee.

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 28 September 2007 (dwg nos. 839-20; 839-21; 839-25 & 839-26) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials
- 4) Notwithstanding condition no 2, no work shall commence on site under this permission until full details of the refuse storage provision have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.
- 5) No construction work shall take place on the site other than between the hours of 0800hrs to 1800hrs Monday to Friday and 0830hrs to 1300hrs on Saturday and not at all on Sundays or Bank Holidays.
Reason: In the interests of residential amenity.

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

This page is intentionally left blank

Agenda Item 9

ITEM NO. 9

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/2253/03

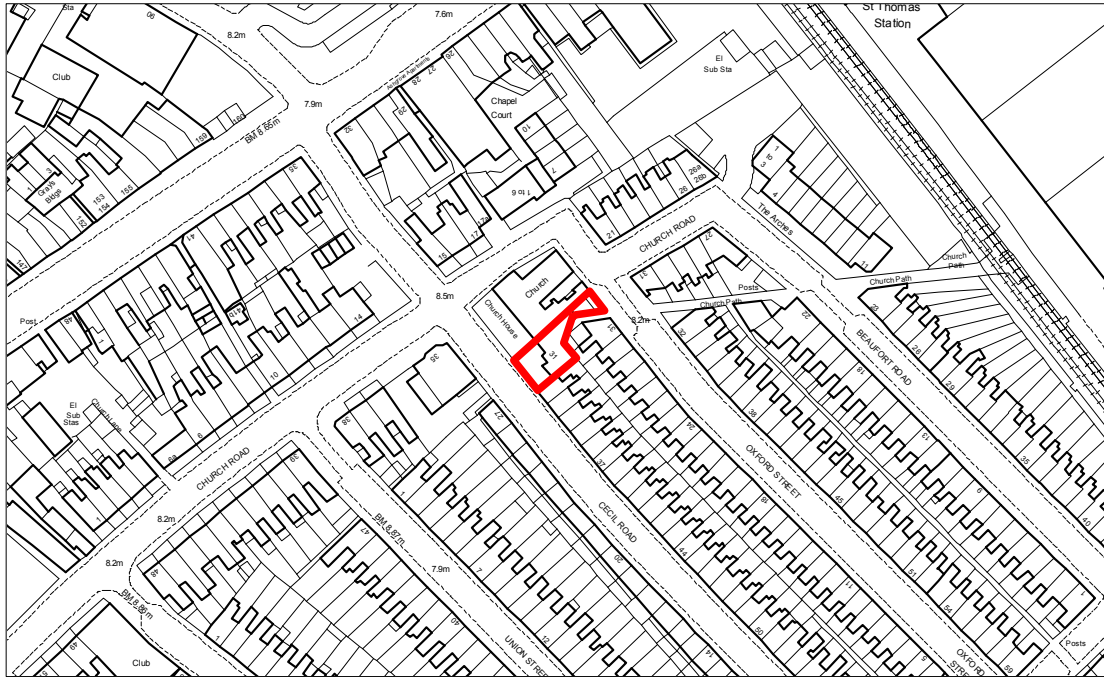
FULL PLANNING PERMISSION

APPLICANT: Mr D Hubbard

PROPOSAL: First floor extension on north east elevation

LOCATION: 31 Cecil Road, Exeter, EX2 9AQ

REGISTRATION DATE: 07/11/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

HISTORY OF SITE

First floor rear extension was granted planning permission (ref: 06/0348/03) in 2006. The extension was to provide a first floor bathroom with a footprint of 3.2 metres by 3.2 metres. The extension incorporated a hipped roof and was 7.3 metres high.

DESCRIPTION OF SITE/PROPOSAL

The site falls within the Cowick Street Conservation Area. The property is an attractive red brick terrace with a small rear courtyard. A row of Victorian terraces is set further forward to the south east and the townhouse style Church House, a building of local importance, to the north west of the property. Access to the rear of the property is via Oxford Street, with the boundary wall adjacent to the front entrances of 31 and 31a Oxford Street.

The proposal is for a first floor extension to the rear of the building to provide a small bathroom measuring 1.6m x 3.4m (externally). The first floor extension will be in the form of a hipped roof set above what is currently a single storey flat roof element. There will be two windows on the extension one on the rear elevation the other on the south eastern elevation. The proposed external materials will be slate and render.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and Access statement has been submitted which outlines the proposed size and use of matching materials.

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001 - 2016

CO7 - Historic Settlements and Buildings
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011

C1 - Conservation Areas
DG1 - Objectives of Urban Design

OBSERVATIONS

The proposal outlined in this application is actually smaller than that granted planning permission previously by virtue of a reduction in length of 1.6 metres. The reason for the reduction in size relates to a party wall matter. The proposed first floor extension is considered acceptable. The incorporation of a hipped roof ensures that the bulk of the addition is kept to a minimum reducing the impact on the neighbouring properties. Whilst it is recognised that 31a Oxford Street is in close proximity to 31 Cecil Road it is not considered that the proposal would cause a loss of light or a loss of privacy. The proposed external materials are sympathetic to the area and to the building and combined with the simple design it is not considered that this proposal would have a detrimental impact on the character of the Conservation Area.

WESTERN AREA WORKING PARTY

Members raised no objection to this proposal.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) Prior to the commencement of the development hereby approved details of the window joinery shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the building and its visual contribution to the Cowick Street Conservation Area.

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

ITEM NO. 10

COMMITTEE DATE: 10/12/2007

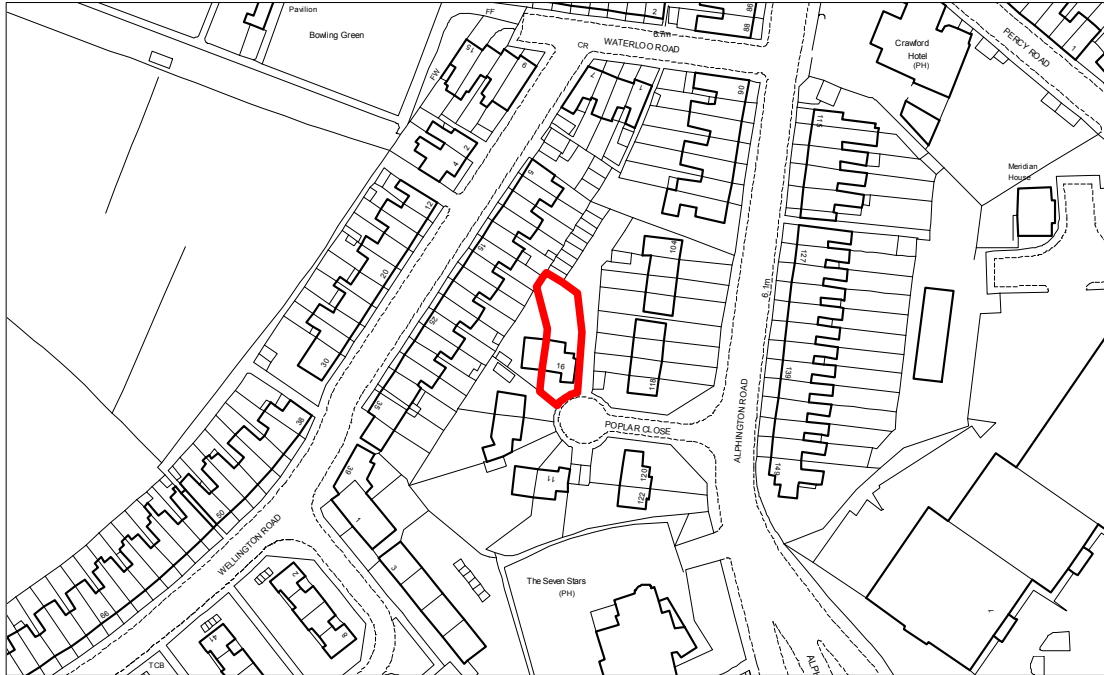
APPLICATION NO: 07/1949/03 **FULL PLANNING PERMISSION**

APPLICANT: Ms K Wetherell

PROPOSAL: Two storey extension on east elevation and conservatory on north elevation

LOCATION: 16 Poplar Close, Exeter, EX2 8JA

REGISTRATION DATE: 19/10/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

DESCRIPTION OF SITE/PROPOSAL

16 Poplar Close is a two-storey semi-detached property. It is red-brick with a tile roof and tile hanging on all elevations. It has a flat roof garage to the side which protrudes beyond the front building line. There is a modest amount of amenity space to the front which is mostly set to a hardstanding for the parking of a vehicle. An access road runs parallel to the side of the property which leads to a block of garages and to the rear of the properties along Alphington Road. The rear garden is enclosed by a timber and brick wall along its outer boundary with a close boarded timber fence running between the two properties.

The proposal is for a two-storey extension to the side of the property and a conservatory to the rear. The side extension will be set back by 1.5 metres from the front building line of the house and will be stepped down from the main ridge height by 0.7 metres. The rear wall of the extension will be in line with the existing rear building line. The conservatory on the rear elevation will have a hipped roof design with a foot print of 3 metres by 4.3 metres and a maximum height to the ridge of 3.2 metres.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

A Design and Access statement has been submitted which details the current form of the existing building and raises the following design issues and considerations:

- 1) Impact and scale. Given the significant amount of space between the existing building and immediate properties and the fact that the rear building line has been maintained, it is considered that the extension has been designed to fit comfortably into the profile of the existing end gable without having a detrimental impact on the surrounding area. Further to this, no new openings have been included on the side elevation in order to minimise any potential loss of privacy.
- 2) Appearance and materials. The external materials have been chosen to match the existing building and the character and appearance of the area.
- 3) Access. This will not be adversely affected by any of the proposals.

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001 - 2016
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011
DG1 - Objectives of Urban Design

OBSERVATIONS

There are three pairs of semi-detached properties which make up Poplar Close and some already benefit from a two-storey side extension. The proposed extension is subservient to the existing property due to the fact that it has been set well back from the front building line and also stepped down in height. This approach ensures that the balance of the pair of dwellings is maintained. The rear conservatory extends 3 metres from the rear building line and this, coupled with the incorporation of a hipped roof design, ensures that there is no impact on the neighbouring property. It is considered that both elements of the proposal offer an acceptable design that does not have a detrimental impact on visual amenity or the amenity enjoyed by the residents of the neighbouring properties.

As the property is within Flood Zone 3 a basic Flood Risk Assessment is required. Whilst the Agent has submitted a Flood Risk Assessment it does not address the relevant matters and as a result of this details are still awaited. Providing these are in accordance with the standing advice provided by the Environment Agency it is considered that this proposal is acceptable.

WESTERN AREA WORKING PARTY

Members raised no objection to the submitted proposal.

RECOMMENDATION

APPROVE subject to the submission of a satisfactory Flood Risk Assessment and the following conditions:

- 1) C05 - Time Limit - Commencement

- 2) C15 - Compliance with Drawings
- 3) Notwithstanding the details shown in drawing number 07-021-D4-B the external finish of the extension hereby approved shall be red-brick to match the existing property, in all other respects the external materials shall match those of the existing building.
Reason: To protect the character and appearance of the building.

**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

This page is intentionally left blank

EXETER CITY COUNCIL

PLANNING COMMITTEE

10 DECEMBER 2007

LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT

1. PURPOSE OF THE REPORT

- 1.1 To consider the content of the Local Development Framework Annual Monitoring Report and suggested revisions to the Council's Local Development Scheme.

2. BACKGROUND

- 2.1 The Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit an annual report to the Secretary of State containing information on the preparation of the local development documents proposed in the Local Development Scheme and on the extent to which the policies set out in local development documents are being implemented and achieving their objectives. Members considered a similar report in December last year.
- 2.2 The report must be submitted by the end of December 2007.
- 2.3 For the purposes of monitoring policy implementation, the monitoring report must address the period between 1 April 2006 and 31 March 2007. As no local development documents were adopted in this period, the monitoring information will relate to the policies in the Local Plan First Review, adopted March 2005.
- 2.4 The content of the monitoring report follows advice in the good practice guide, 'Local Development Framework Monitoring', published by the ODPM. This recognises that not all information will be currently available and some will require additional survey work or research. The monitoring report must identify whether there are problems and explain how these will be overcome in the future.
- 2.5 The attached monitoring report, therefore, deals with:
- (i) a review of progress on the preparation of the local development documents that are identified in the Local Development Scheme, April 2007;
 - (ii) an assessment of Local Plan First Review policy implementation through the use of performance indicators (see Appendix 1 of the Monitoring Report and next paragraph); and
 - (iii) proposals for improved data collection (see Appendix 2 of the Monitoring Report).

- 2.6 In accordance with the ODPM advice the monitoring data includes information on ‘Contextual Indicators’ – that allow for the wider social, environmental and economic circumstances to be taken into account. The main focus of the report is, however, to examine:
- i. Mandatory Core Output Indicators, as specified in the ODPM guidance – that assess direct policy effects;
 - ii. Local Indicators based on the indicators listed in the Local Plan First Review Monitoring Framework, adopted March 2005; and
 - iii. Sustainability Indicators derived from the “Sustainability Appraisal Scoping Report” for the Core Strategy, published by the City Council in May 2005.

3. MAIN CONCLUSIONS

(i) Local Development Scheme

- 3.1 The monitoring report identifies the following progress in plan preparation since last year:
- (a) Core Strategy Preferred Options Report, published for public consultation in October 2006;
 - (b) Urban Capacity Study, Sustainability Appraisal, and Consultation Report, published in support of the Core Strategy Preferred Options in October 2006;
 - (c) University of Exeter Science Park SPD Issues and Options Report (prepared by Atkins), published for consultation in November 2006;
 - (d) Affordable Housing SPD published for consultation in October/November 2007;
 - (e) Completion of
 - Exeter and Torbay Housing Market Assessment
 - Employment Study
 - Landscape Sensitivity and Capacity Study
 - Interim Retail Capacity Update.
 - (f) Ongoing preparation of:
 - Housing Viability Study
 - Employment Land Review
 - Exeter Area Green Infrastructure Study (with East Devon and Teignbridge)
 - Strategic Flood Risk Assessment
 - Habitats Regulations Assessment
 - Sustainability Appraisal.

- 3.2 Revisions to the programme set out in the Local Development Scheme are required. In particular, the target date set for submission of the Core Strategy to the Secretary of State and the programme for the preparation of the Area Action Plans have to be revised to take into account the outcome of the Regional Spatial Strategy Examination In Public. The Panel, who held the Examination, have been considering revised household projections that could result in significantly higher housing targets for the City than currently proposed. The Panel Report is expected by the end of the year. It is hoped to submit the Core Strategy and consult on the Issues and Options for the City Centre Area Action Plan in Spring 2008. The programme for the Joint East of Exeter Area Action Plan will be subject to agreement with East Devon District Council.
- 3.3 The programme for the Residential Extensions SPD and the Trees In Relation to Development SPD is also amended. Consultation is planned for Spring 2008.
- 3.4 A revised Local Development Scheme will be presented to Members for consideration when the implications of the Regional Spatial Strategy are clearer and the programme can be determined. The Scheme will then be submitted to the Secretary of State for approval.
- 3.5 It is also worth noting that, under the 2004 Act, the local plan policies are ‘saved’ for 3 years from the adoption of the plan i.e. March 2008. In accordance with the procedures, the Council have formally requested the Secretary of State to make a direction to save the local plan policies (except for those that have been completed) beyond the expiry of the 3 year period. The response from the Government is awaited.

(ii) **Monitoring Results**

- 3.6 Employment and housing completions are above current Structure Plan targets. The high rate of take up of employment sites is unlikely to continue in the short term because of a lack of currently available major sites but will rise again to some extent as sites are brought forward through the Local Development Framework.
- 3.7 A record high of housing completions was achieved in 2006/7 due to completions on a number of major sites such as Digby, Central Station and Richmond Road. The completion rate is likely to reduce but remain above Structure Plan targets as sites with current planning permission are developed and as sites are brought forward through the Local Development Framework in response to the requirements of the Regional Spatial Strategy.
- 3.8 The proportion of housing completed on previously developed land has fallen from 87.5% in 2005/6 to 80% in 2006/7. Densities of completions have, in the majority of cases, exceeded the Government minimum of 30 dwellings per hectare. Some 24% of dwellings completed were affordable.
- 3.9 In the City Centre, Princesshay has opened successfully ahead of target. Enhancements have been completed to the lower and upper High Street and to Cathedral Yard and Cathedral Close. Progress is also being made on the provision of

essential transport infrastructure particularly to the east of the City. The Honiton Road to Pinhoe Road link has been completed and permission has been granted for the link from Topsham Road to the A379. Adjoining development will deliver the link.

- 3.10 The documents to be prepared through the Local Development Framework will seek to address all identified policy concerns but the monitoring data do not identify any issues that need to be brought forward for immediate attention.
4. **RECOMMENDED** that the Annual Monitoring Report 2007 be approved for submission to the Secretary of State.

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. 2001 Census of Population
2. ECC Best Value Performance Plan 2006-2007
3. ECC Employment Land Availability Survey
4. ECC Housing Land Availability Survey
5. ECC Audit of Outdoor Recreation Facilities
6. English Nature -SSSI Condition Summary
7. Environment Agency – Objections to planning applications on flood risk grounds

Annual Monitoring Report

Submission to the Secretary of State

December 2007



Exeter City Council

Exeter Local Development Framework

Contents

Executive Summary

- 1. Introduction**
- 2. Local Development Document Preparation**
- 3. Summary of Monitoring Results**

Appendix One – Monitoring Data

- i) Contextual Indicators
- ii) Core Output, Local and Significant Effects Indicators

Appendix Two – Information to be Collected

EXECUTIVE SUMMARY

The aim of the Annual Monitoring Report is to review progress on the preparation of local development documents, proposed in the Council's Local Development Scheme, and to examine the extent to which the policies set out in the local development documents are being achieved.

The timetable for the Statement of Community Involvement and the Open Space Supplementary Planning Document has been met. Executive will consider the Affordable Housing Supplementary Planning Document for Adoption early in 2008. The Supplementary Planning Documents on Residential Extensions and Trees In Relation to Development are now programmed for consultation in Spring 2008.

The target date for submission of the Core Strategy to the Secretary of State and the programme for the preparation of the Area Action Plans have to be revised to take into account the outcome of the Regional Spatial Strategy Examination in Public. Revisions to the Local Development Scheme will be submitted to the Secretary of State when the requirements of the Regional Spatial Strategy are known.

Until local development documents are in place, the monitoring of policy implementation will examine the policies in the Local Plan First Review, adopted March 2005. These are assessed against performance indicators.

The assessment indicates that, although the plan is only recently adopted, good progress is being made towards meeting targets and the achievement of policy objectives.

The Local Development Framework will update and revise policy to deal with changing circumstances and new objectives but no areas of significant policy concern have been identified, through the monitoring assessments that require immediate attention.

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the City Council to prepare an Annual Monitoring Report (AMR) setting out progress on the preparation and implementation of the Council's Local Development Framework. This monitoring report deals with the period from April 2006 to the end of March 2007.
- 1.2 The report begins with a review of progress on the preparation of the local development documents with reference to the programme in the Council's Local Development Scheme, April 2007. Revisions to the programme that are necessary are outlined.
- 1.3 The monitoring results are then summarised, with details presented in Appendix 1. Until the documents that will make up the Local Development Framework are in place the monitoring information will relate to the 'saved' policies in the Local Plan First Review, adopted March 2005.
- 1.4 National guidance states that it is acceptable for AMRs to develop gradually to take account of emerging best practice. Not all the information required is available or can be readily collected. In Appendix 2 the report highlights where there are deficiencies and explains how these deficiencies will be overcome in future years.
- 1.5 In accordance with advice in the good practice guide 'Local Development Framework Monitoring' published by the ODPM, the monitoring data in Appendix 1 is presented as follows:
 - Contextual Indicators – that allow for the wider social, environmental and economic circumstances to be taken into account;
 - Mandatory Core Output Indicators, as specified in the ODPM guidance - that assess direct policy effects;
 - Local Indicators based on the indicators listed in the adopted Local Plan First Review Monitoring Framework; and
 - Significant Effects Indicators, which are a product of the sustainability appraisal process.

2. Local Development Document Preparation

The current Local Development Scheme was brought into effect on 6 April 2007. The position with regard to the documents listed in the Scheme that were expected to make progress is as follows:

Development Plan Documents

Core Strategy

The 'Preferred Options' Paper was published in October 2006 supported by the Sustainability Appraisal, Urban Capacity and Consultation Report.

Submission of the Core Strategy to the Secretary of State is now proposed for early 2008. This is because the Panel Report on the Regional Spatial Strategy Examination in Public is not expected until the end of 2007. The Panel have been considering revised household projections that could result in significantly high housing targets. It is considered prudent to programme the date of submission so that the outcome of the EIP can be taken into account.

East of Exeter Joint Area Action Plan (JAAP)

A revised programme will be agreed with East Devon District Council when there is a clear idea of Regional Spatial Strategy requirements.

City Centre Area Action Plan (CCAAP)

The publication of Issues and Options is likely to be Spring 2008.

Development Control Policies

The consequence of the timetable for the Core Strategy and the Area Action Plans is that the publication of the Issues and Options is likely to be early 2009.

Supplementary Planning Documents

Affordable Housing

Consultation on the Affordable Housing SPD was carried out between 12th October and 19th November. The SPD will be considered for Adoption in early 2008.

Trees in relation to development / Residential Extensions /

These SPDs have been delayed due to other priorities. Consultation is now programmed for Spring 2008.

Residential Design Guide

This is programmed for preparation late 2009/early 2010.

Revised Programme

The programme in the Local Development Scheme will be revised to take into account the above changes. It is also proposed that the programme should include the preparation in 2008 of a Sustainable Construction SPD. The revised programme will be submitted to the Secretary of State for approval.

Supporting Studies

Completed:

- Urban Capacity Study
- Exeter and Torbay Strategic Housing Market Assessment
- Employment Study
- Landscape Sensitivity and Impact Study
- Open Space Audit
- Retail Capacity Update

Underway:

- Housing Viability Study
- Employment Land Review
- Exeter Area Green Infrastructure Study (with East Devon/Teignbridge)
- Strategic Flood Risk Assessment
- Habitats Regulation Assessment
- Sustainability Appraisal

3. Summary of Monitoring Results

- 3.1 The monitoring information presented in Appendix 1 is summarised and analysed below. The information generally follows the topic headings that are identified in the Local Plan First Review Monitoring Framework. Targets that are referred to below are derived from those listed in the Monitoring Framework.

Contextual Information

- 3.2 The population of Exeter has risen significantly from 116,600 in 2005 to 119,600 in 2006 and the rate of unemployment has decreased. The differential between average house prices and average income continues to rise and is now 9.5. The percentage of working age population qualified to NVQ Level 3 or equivalent has increased but the percentage of pupils obtaining 5 or more GCSEs (grade A*-C) has remained virtually unchanged despite the government's desire to drive up standards. Noise complaints have increased but this is partly due to a better method of reporting that is making the data more reliable than before. Transport indicators suggest that the number of children walking to school has decreased but the data are not directly comparable because it is now drawn from primary as well as secondary state schools in the City. Waste indicators show that the percentage of household waste recycled has increased. This period has also seen a drop in violent crime but an increase in the levels of burglaries per 1000 homes. However, the long-term trend for domestic burglaries in Exeter is generally declining.

Economic Growth

Employment

- 3.3 Between 1995 and 2007, on average some 6.1 hectares of employment land were completed each year compared to the Structure Plan First Review 1995-2011 target rate of 6.2 hectares a year. The Structure Plan 2001-2016 reduced the target rate to 5.7 hectares a year but between 2001 and 2006 an average of 8.3 hectares a year has been achieved. This is mainly due to the completion in recent years of major developments such as the Met Office and EDF Energy combined with steady growth at Exeter Business Park and Matford. The high rate of growth is unlikely to continue in the short term because of a lack of availability of major sites but will increase again to some extent as sites are brought forward through the Local Development Framework.

Retail

- 3.4 Princesshay has proven very successful. Enhancements to upper and lower High Street and to Cathedral Yard and Cathedral Close have been completed. Prime rental values for retail continue to exceed those of Taunton, Torquay and Plymouth.

Access to Housing

- 3.5 Housing completions 1995-2007, at 490 dwellings a year, are well above the Structure Plan First Review 1995-2011 target rate of 375 dwellings a year. The Structure Plan 2001-2016 increased the target rate to 447 dwellings a year but between 2001 and 2007 an average of 543 dwellings a year has been achieved. A record high of 891 was achieved in 2006/07 due particularly to completions on major sites such as Digby, Central Station and Richmond Road. Completion rates are likely to reduce but remain at a high level over the next decade as sites with planning permission are developed and as sites are brought forward through the Local Development Framework in response to the requirements of the Regional Spatial Strategy.
- 3.6 The proportion of housing completed on previously developed land has fallen from 87.5% in 2005/06 to 80% in 2006/7. Housing densities of new dwellings completed over the year have, in the majority of cases, exceeded the Government minimum of 30 dwellings per hectare. Some 24% of dwellings completed were affordable.

Transport

- 3.7 As a compact City all new development in Exeter provides good accessibility to essential services and to frequent public transport. All new non-residential development within the monitoring period has complied with the Local Plan First Review maximum car parking standards and the number of public City Centre car parking spaces has remained stable as desired.
- 3.8 Further progress has been made in delivering important transport infrastructure to the east of the Outer Bypass. The Honiton Road to Pinhoe Road link has been completed and permission has been granted for the link from Topsham Road to the A379. Planning applications have been submitted for housing development that will deliver the link.
- 3.9 Ongoing improvements continue to provide facilities for buses, cyclists and pedestrians. In particular, the cycle route between Bridge Road and Turf Lock has opened.

Open Space

- 3.10 The Council published an Open Space Audit in 2005 in line with guidance accompanying PPG17. Local standards were set in the Audit based on the Green Flag Award standard. Only 3 out of the 10 parks in Exeter scored less than 60% in relation to these standards. All of the new family housing developments built in 2006-2007 have, or will have, access to a good quality play area.

Environment/Townscape

- 3.11 In general, the townscape/heritage indicators have been met. There has been a significant increase in the extent of the Exe Estuary SSSI that has been classified as in a favourable condition. The levels of carbon monoxide and nitrogen dioxide continue to fall. A 26.1% reduction in household energy consumption between 1996 and 2006 has been achieved but falls slightly short of the 30% target.

Use of Local Plan Policy

3.12 Analysis of planning applications that have been presented at Planning Committee from April 2006-March 2007, indicates that the policies most commonly referred to are.

1. DG1 Objectives of Urban Design
2. H1 Search Sequence
3. H2 Location Priorities
4. C1 Conservation Areas
5. T1 Hierarchy of Modes
6. T2 Accessibility Criteria
7. T3 Encouraging Use of Sustainable Modes
8. DG7 Crime Prevention and Safety
9. C2 Listed Buildings
10. H5 Diversity of Housing

There is limited reference to policies on Tourism, Community Services, Leisure and Recreation and Environment but many of these policies are promotional or would only apply to planning applications for a specific area.

Overall Summary

3.13 Overall, most of the indicators suggest good progress is being achieved especially those concerned with development. Structure Plan employment and housing land targets have been exceeded. Performance in retail has been very good over the last year though the immediate outlook is more challenging. Transport objectives are being met, however, substantial transport infrastructure enhancements will be required to enable delivery of the employment and housing land proposals. Environmental targets e.g. energy and biodiversity, which are influenced by many other factors beyond the planning system, are harder to measure and, therefore, some information is not available. Indicators such as accessibility and open space provision are particularly positive. The monitoring of the use of Local Plan policy show that policies such as design guidance and housing search sequence are used more frequently than environmental or community policies.

Appendix One – Monitoring Data

(i) Contextual Indicators

These indicators are derived from Government guidance in ‘Local Development Framework Monitoring’ and from the Core Strategy Sustainability Scoping Report (2005/6) data unless specified otherwise).

Demographic Structure

Indicator	Data
Population size	2005: 116,600 2006: 119,600

Socio-cultural issues

Indicator	Data
Level of crime	<p>Levels of Violent Crimes per 1000 population in Exeter:</p> <p>2003/04: 24.7 2004/05: 25.8 2005/06: 24.3 2006/07: 21.7</p> <p>Levels of domestic burglaries per 1000 homes:</p> <p>2003/04: 11.9 2004/05: 12.5 2005/06: 9.3 2006/07: 11.8</p>
Unemployment (claimant count rate)	<p>Exeter 1.5% March 2005 E&W 2.3%</p> <p>Exeter 1.6% March 2006 E&W 2.6 %</p> <p>Exeter 1.6% March 2007 E&W 2.5 %</p>
No of Super Output Areas (small areas used for the Indices of Deprivation) in the City which are amongst the 10% of SOAs in England which have the highest levels of multiple deprivation	<p>Two SOAs in Exeter are in the top 10% nationally, including Chestnut Avenue area in Wonford and Sidwell Street, Clifton Road, Western Way and Heavitree Road in the City Centre.</p>
Noise complaints	<p>2003/04: 353 2004/05: 431 2005/06: 520 2006/07: 853</p>

Number of 'sites of potential concern' with respect to land contamination	2005/06: 350 2006/07: 346
% of pupils obtaining 5 or more GCSEs (Grade A*-C) (% of 15 year olds)	For state schools in Exeter: 2004: 46.4% 2005: 46.4% 2006: 46.3% 2007: 46.6%

Economy

Indicator	Data
Economic activity rate	<p><i>Economic Activity Rate:</i></p> <p>2005: Exeter 78.4% E&W 78.2%</p> <p>2006: Exeter 80.8% E&W 78.3%</p> <p>2007: Exeter 77.6% E&W 78.3%</p>
% of population of working age qualified to NVQ Level 3 or equivalent	<p><i>A-levels:</i></p> <p>2005: Exeter 50.7% E&W 39.5%</p> <p>2006: Exeter 53.6% E&W 40%</p> <p>2007: Exeter 54.5% E&W 45.3%</p>
Differential between average house price and average incomes	2005: 9.2 2006: 9.3 2007: 9.5
Employees in knowledge based industries	2004/05: 13% 2005/06: 12.8% 2006/07: (Update not available until Economic Trend Report is updated on 12 Dec).

<p>Number of VAT registrations per 10,000 working age population</p>	<p>2005: Registrations: 35.1 Deregistration: 26.2</p> <p>(2006 data will be published in November 2007)</p>
<p>City Centre shopping yields on investment (prime retail yields – the lower the yield the greater the prospects for growth)</p>	<p>2006: Plymouth: 5.5% Taunton: 5.25%</p> <p>Exeter: 5.5%</p> <p>2007: Plymouth: 4.75% Taunton: 4.5%</p> <p>Exeter: 4.5%</p>
<p>Rental values for retail</p>	<p>Zone A rent (£ per sq ft per annum in prime area):</p> <p>2006: Taunton: £140 Torquay: £85 Plymouth: £180</p> <p>Exeter: £200</p> <p>2007: Taunton: £140 Torquay: £90 Plymouth: £180</p> <p>Exeter: £220</p>
<p>Pedestrian flows in City Centre</p>	<p>Average weekly flow of pedestrians over a week in March in the High Street (various survey locations).</p> <p>2004: 68,000 2005: 81,000 2006: 70,000 2007: 86,000</p>

Environment

Indicator	Data
Area of statutory nature conservation sites	237 hectares Sites of Special Scientific Interest, 18.33 hectares Local Nature Reserves (Barley Valley: 10.73; Belvidere Meadows: 7.6)

Air Quality

Indicator	Data
Air Quality Management Areas	There is now one AQMA, which updates the previous 4 AQMA's and covers all the main routes into the City.

Human Health

Indicator	Data
Standardised Mortality Rates (mortality from all causes)	2004: 96 2006: 90 (comparison against the national average, set at 100). Exeter, therefore, is slightly below the national average.

Waste

Indicator	Data
% household waste recycled	2003/04: 16.65%: 6,900 tonnes 2004/05: 20.75%: 8,060 tonnes 2005/06: 25.36%: 9,927 tonnes 2006/07: 28.73%: 11,281 tonnes
Kg waste collected per head	2003/04: 359kg 2004/05: 343kg 2005/06: 345kg 2006/07: 333kg

Housing and the built environment

Indicator	Data
The proportion of LA homes which do not meet the decent home standard	2004/05: 53%: 2005/06: 42% 2006/07: 30%
No of rough sleepers	March 2005: 9 November 2006: 6 March 2007: 10

Transport

Indicator	Data
% of children walking to school	2004: 62.1% of pupils from 21 of Exeter's schools 2005: 66.9% of pupils from 21 of Exeter's schools 2006/7: 56% of pupils from 35 of Exeter's schools
Park and Ride provision	Park and Ride on 3 out of 6 corridors into the City. No of spaces: Matford: 500; Sowton: 500; Honiton Road: 650; Digby 500 (Sowton has 30 more spaces than last year, Digby has 50 more spaces than last year with 350 out of 500 reserved for hospital staff).

(ii) Core Output, Local and Significant Effects Indicators

These indicators are derived from Government guidance in 'Local Development Framework Monitoring'; from the Local Plan First Review Monitoring Framework; and from the Core Strategy Sustainability Appraisal (2006/7 completions and planning permissions data unless specified otherwise).

Economic Growth

Core Output Indicators

Indicator	Data
1a Amount of floorspace developed for employment by type (sq m)	2006/7: City Centre Offices 0 B1, B2 or B8 Uses (City Centre) 0 Out of Centre Offices 4554 B1, B2 or B8 Uses (out of centre) 2410 Car Showrooms 143 Total Excluding Car Showrooms <u>6964</u> Grand Total <u>7107</u>
1b Amount of floorspace developed for employment by type in employment or regeneration areas (sq m)	2006/7: Out of Centre Offices 4554 B1, B2 or B8 Uses (out of centre) 2410 Car Showrooms 143 Grand Total <u>7107</u>
1c Amount of floorspace by employment type, which is on previously developed land (sq m)	2006/7: City Centre Offices 0 B1, B2 or B8 Uses (City Centre) 0 Out of Centre Offices 558 B1, B2 or B8 Uses (Out of Centre) 0 Car Showroom <u>143</u> Grand Total <u>701</u> % 9.8%

<p>1d Employment land available by type (ha)</p> <p><i>PP= Planning Permissions and approvals subject to Section 106 Agreement. LP= Local Plan Allocations</i></p>	<p>2006/7:</p> <p>PP</p> <table border="0"> <tr><td>City Centre Offices</td><td>0.43</td></tr> <tr><td>Out of Centre Offices</td><td>4.92</td></tr> <tr><td>B1, B2 or B8 Uses (out of centre)</td><td>11.11</td></tr> <tr><td>Car Showrooms</td><td>1.99</td></tr> <tr><td>Total excluding car showrooms</td><td>16.46</td></tr> <tr><td>Total</td><td><u>18.45</u></td></tr> </table> <p>LP (without planning permission) at 1st April 2007</p> <table border="0"> <tr><td>South of the A379</td><td>12.4</td></tr> <tr><td>West of Exeter Business Park</td><td>1.9</td></tr> <tr><td>Osprey Road, Sowton</td><td>0.5</td></tr> <tr><td>West of Ibstock</td><td>2.1</td></tr> <tr><td>Eastern Fields</td><td>3.3</td></tr> <tr><td>Total</td><td><u>20.2</u></td></tr> </table>	City Centre Offices	0.43	Out of Centre Offices	4.92	B1, B2 or B8 Uses (out of centre)	11.11	Car Showrooms	1.99	Total excluding car showrooms	16.46	Total	<u>18.45</u>	South of the A379	12.4	West of Exeter Business Park	1.9	Osprey Road, Sowton	0.5	West of Ibstock	2.1	Eastern Fields	3.3	Total	<u>20.2</u>
City Centre Offices	0.43																								
Out of Centre Offices	4.92																								
B1, B2 or B8 Uses (out of centre)	11.11																								
Car Showrooms	1.99																								
Total excluding car showrooms	16.46																								
Total	<u>18.45</u>																								
South of the A379	12.4																								
West of Exeter Business Park	1.9																								
Osprey Road, Sowton	0.5																								
West of Ibstock	2.1																								
Eastern Fields	3.3																								
Total	<u>20.2</u>																								
<p>1e Loss of employment land (ha)</p>	<table border="0"> <tr><td>In employment/regeneration areas</td><td>0</td></tr> <tr><td>In local authority area</td><td>0.19 ha</td></tr> </table>	In employment/regeneration areas	0	In local authority area	0.19 ha																				
In employment/regeneration areas	0																								
In local authority area	0.19 ha																								
<p>1f Amount of employment land lost to residential development (ha)</p>	<p>0.19 ha</p>																								
<p>4a Amount of completed retail, office and leisure development</p>	<p>Retail: 2,346 sq m Rydon Lane Tesco extension, and 27,000 sq m Princesshay (completed September 2007)</p> <p>Office: 4554 sq m</p> <p>Leisure: 3870 sq m Vue Cinema + 9361 sq m Rugby ground (8361 sq m leisure club and 1000 sq m accommodation including bars and conference facilities)</p>																								

4b. Amount of completed retail, office and leisure development in town centres	Retail: 27000 sq m Princesshay (completed September 2007) Office: 0 Leisure: 3870 sq m (Vue Cinema)
--	---

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of employment development	Development of 100 ha employment land excluding City Centre offices between 1995 and 2011 (Structure Plan First Review) Development of 85 ha of employment land excluding City Centre offices between 2001 and 2016 (Structure Plan to 2016)	Completions 1995-2007: 73.56 ha which equates to 6.1 hectares a year. Target rate is 6.2 hectares a year. Completions 2001-2007: 49.6 ha which equates to 8.3 hectares a year. Target rate is 5.7 ha a year.
Vacant floorspace in the City Centre	No more than 6% of shops in the City Centre outside areas with planning permission for redevelopment to be vacant	2004/05: 5.6% 2006/07: 4.3%

Access to Housing

Core Output Indicators

Indicators	Data
2a	
(i) net additional dwellings over the previous five year period	2865
(ii) net additional dwellings for the current year	891
(iii) projected net additional dwellings up to 2016	5595
(iv) the annual net additional dwelling requirement	447
(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	383

2b Percentage of completed new and converted dwellings on previously developed land	80%
2c Percentage of new dwellings completed at:	
i) less than 30 dwellings per hectare	18%
ii) between 30 and 50 dwellings per hectare	15%
iii) above 50 dwellings per hectare	67%
2d Affordable housing completions	213 (178 dwellings from planning obligations)

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of additional housing	Development of 6,000 additional dwellings between 1995 and 2011 (Structure Plan First Review)	Completions 1995-2007: 5886 which equates to 490 a year. Target is 375 a year.
	Development of 6,700 dwellings between 2001 and 2016 (Structure Plan to 2016.)	Completions 2001-2007: 3256 which equates to 543 a year. Target rate is 447 a year.
Percentage of dwellings completed 2006/2007		
(i) on Local Plan allocated sites	No target set	68%
(ii) on windfall sites	No target set	32%
Provision of affordable housing, social and special needs housing	At least 25% of total new dwellings provided on sites capable of yielding 15 or more dwellings or on sites of 0.5 ha or more are affordable	24%
Proportion of affordable homes that meet special needs	No target set	2004/05: 2% 2005/06: 11% 2006/07: 4.4%
Vacant residential properties	No target set	1151 (approx 2% of total stock)

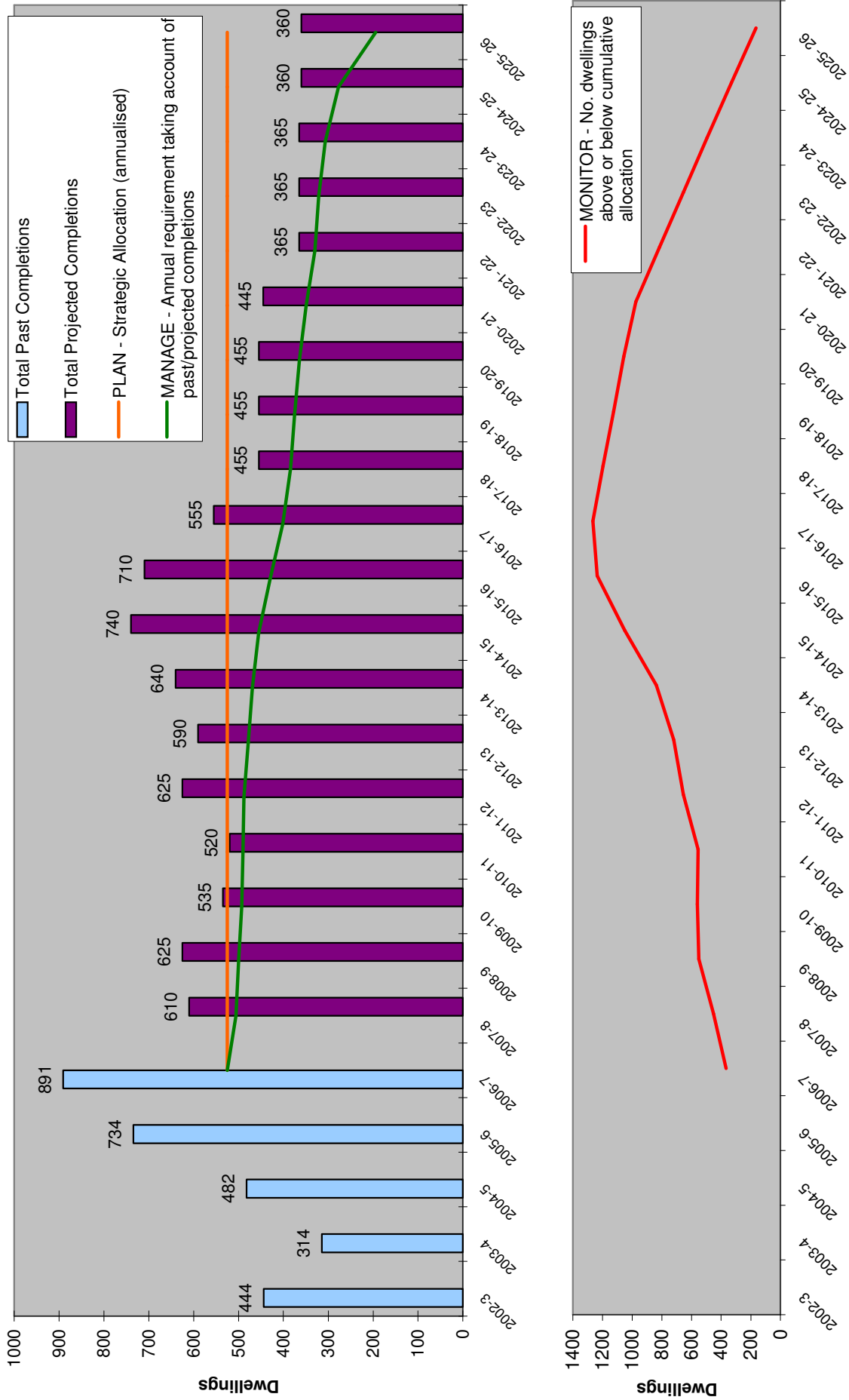
Housing Trajectory

The housing completion data presented elsewhere in this report relates to the Structure Plan period to 2016. The housing trajectory presented below deals with the Regional Spatial Strategy (RSS) period to 2026.

The draft RSS requires average completions in Exeter of 525 dwellings per year. The trajectory indicates that the record high completions achieved in 2005/6 and 2006/7 are followed, over the next decade, by rates at or above the level required by the draft RSS. Thereafter, the rates fall but total provision over the plan period meets the RSS target of 10,500 dwellings.

Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Plan Period				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Past Completions - Allocated Sites	277	158	288	465	608																			
Past Completions - Unallocated Sites	167	156	194	269	283																			
Projections - Allocated Sites					403	225	263	270	380	400	450	550	490	395	295	295	295	290	220	220	220	220	220	220
Projections - Unallocated Sites					207	400	272	250	245	190	190	190	220	160	160	160	160	155	145	145	145	140	140	140
Total Past Completions	444	314	482	734	891																			
Total Projected Completions					610	625	535	520	625	590	640	740	710	555	455	455	455	445	365	365	365	365	360	360
Cumulative Completions				891	1501	2126	2661	3181	3806	4396	5036	5776	6486	7041	7496	7951	8406	8851	9216	9581	9946	10306	10666	10666
PLAN - Strategic Allocation (annualised)				525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Planned Rate				525	1050	1575	2100	2625	3150	3675	4200	4725	5250	5775	6300	6825	7350	7875	8400	8925	9450	9975	10500	10500
MONITOR - No. dwellings above or below cumulative allocation				366	451	551	561	556	656	721	836	1051	1236	1266	1196	1126	1056	976	816	656	496	331	166	166
MANAGE - Annual requirement taking account of past/projected completions																								
				525	506	500	493	490	488	478	470	455	429	401	384	376	364	349	330	321	306	277	194	194

Graphs 1 and 2: Exeter Housing Trajectory 2006-2026



Transport

Core Output Indicators

Indicator	Data
Amount of completed non-residential development within Use Class Orders A (retail), B (employment) and D (leisure) complying with car-parking standards set out in local development framework	All completed non-residential development complied with standards in the Local Plan First Review.
Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).	Estimated that 100% of new residential development conforms to these standards (Exeter is a compact City).

Local/Significant Effects Indicators

Indicator	Target	Data
Routes and frequency of bus and rail routes.	Within the urban limit 90% of population to live within 400m of ½ hourly public transport.	99% of residents live within these standards (see above).
No of public car parking spaces.	To remain broadly fixed at about 4300 spaces.	Total City Council Parking: 4380 NCP parking spaces: 581
Traffic Composition	No target set	Average percentage of vehicles in each category on 5 of the main routes in and out of the City (Honiton Road; Alphington Road; Topsham Road, Cowley Bridge Road and Cowick Street). Motor Cycles: 1.1% Light Goods Vehicles / Cars: 93.2% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.5%
Percentage increase in cyclists	No target set	Pedal Cycles: +12%

Open Space

Core Output Indicators

Indicator	Target	Data
Amount of eligible open spaces managed to Green Flag Award standard	80%	The 2005 Open Space Audit indicates that 7 out of the 10 City Parks are at or above a 60% score in relation to a local standard based on Green Flag criteria that includes entrance, boundaries, grass areas and facilities. St Thomas, Topsham Rec and Bury Meadow were below 60%. The Council's Parks and Open Spaces Team is currently setting up a system to monitor the Council's Parks using Green Flag criteria.

Local/Significant Effects Indicators

Indicator	Target	Data
Loss of playing fields	No loss of playing field unless it is appropriately compensated for in another area	None
Provision of amenity space in new developments	All new family housing to be within 1000m of good quality children's play facilities suitable for all age groups	All family housing completed 2005/06 within 1000m of suitable play facilities.
Provision of open space	2.43 ha of open space per 1000 people	Area available (hectares) per 1000 population: 2.02 Including Valley Parks: 6.58
% of land developed in landscape protection areas	No target set	None

Environment/Townscape/Cultural

Core Output Indicators

Indicator	Data
Water	
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	0
Biodiversity	
Changes in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance 	<p>To be collected - see Appendix 2</p> <p>None</p>

Local/Significant Effects Indicators

Indicator	Target	Data
Maintenance of Tree Cover		
Retention of important trees through new Tree Preservation Orders (TPOs)	<p>Creation of new Tree Preservation Orders</p> <p>No TPOs trees felled without appropriate compensation</p>	<p>7</p> <p>0</p>

Indicator	Target	Data
Biodiversity		
Reported condition of Sites of Special Scientific Interest	To maintain and enhance the condition of Sites of Special Scientific Interest	Favourable condition: Exe Estuary: 84.8% Stoke Woods: 100% Bonhay Road: 100% Unfavourable condition: Exe Estuary: 15.2% (Recovering 10.44%, No change 2.41%, Declining 2.35%)
Local Nature Reserves per 1000 population	To maintain levels of access to Local Nature Reserves	0.16 ha per 1000 population

Air Quality		
Air quality levels	Air quality to maintain or improve from 1997 level.	
	Carbon Monoxide Maximum hourly concentration (mg/m ³) 1997: 14	Carbon Monoxide Maximum hourly concentration (mg/m ³) 2004: 7.1 2005: 5.3 2006: 4.4
	Nitrogen Dioxide Maximum 1-Hr Mean (µg m ³) 1997: 201	Nitrogen Dioxide Maximum 1-Hr Mean (µg m ³) 2004: 164 2005: 189 2006: 141
	Sulphur Dioxide Maximum 1-Hr Mean (µg m ³) 1997: 59	Sulphur Dioxide Maximum 1-Hr Mean (µg m ³) 2004: 24 2005: 13 2006: 14
	Particulate Matter Annual Average Concentration (µg m ³) 1998: 30	Particulate Matter Annual Average Concentration (µg m ³) 2004: 30 2005: 31 2006: 32.5

Indicator	Target	Data
Water Quality		
General Assessment for river water quality		Exe: Very Good Alphin Brook: Very Good/Good North Brook: Good Exeter Canal: Fair
Land and Soil		
Re-use of buildings/conversion	To increase the proportion of housing provided through conversions	Number of dwellings/percentage of completions: 2003: 164 (37%) 2004: 78 (25%) 2005: 79 (16%) 2006: 89 (12%) 2007: 112 (12.5%)

Renewable Energy		
Energy consumption/conservation	Reduce household energy consumption in the City by 30% of 1996 levels by 2006.	From 1996 to 2006 Council initiatives for energy saving activities have resulted in an overall improvement in energy efficiency in private and social housing in the City of approximately 26.1%.
Townscape		
Development affecting listed buildings	No loss of listed buildings or harmful alteration	11 alterations subject to formal enforcement
No of listed buildings, scheduled monuments and conservation areas	No target set	1696 Listed buildings 19 Scheduled Monuments 19 Conservation Areas
Development affecting archaeological remains	No unauthorised loss of archaeological remains without appropriate recording	1 case subject to formal enforcement (calendar year 2006)
Cultural Heritage		
Tourist visits/attractions visits/museum use	To increase tourist/visitor use of cultural heritage assets	Number of visits to museums in person per 1,000 population 2004/05: 1,998 2005/06: 2,161 2006/07: 2,160
% of residents satisfied with the Local Authority's parks and open spaces	70% of residents satisfied in 2006/07	80%

Appendix Two – Information to be Collected

Information to be collected

Contextual Indicators

Indicator	Action to be taken
Fear of crime	Indicator to be identified.
Index of cultural facilities	Liaison with Council's Leisure and Museum Service and Economy and Tourism Service to prepare the index.

Core Output Indicators

Indicator	Action to be taken
Biodiversity	
Change in priority habitats and species (by type)	As yet no information available, but consultants are working for Devon County Council on the possibility of monitoring species on sites in Devon.
Renewable Energy	
Renewable energy capacity installed by type	Monitoring will be carried out when the policy guidance is in place.

Local/Significant Effects Indicators

Indicator	Action to be taken
Use of design statements and planning briefs	An appropriate way of measuring the use of design statements will be developed for the 2007/08 AMR.
Percentage of new housing provided for people permanently confined to wheelchairs.	A percentage requirement will be considered in the Development Control DPD.



Exeter City Council

FORWARD PLANNING
EXETER CITY COUNCIL
CIVIC CENTRE
PARIS STREET
EXETER
EX1 1NN

TEL: 01392 265250
E-MAIL: ldf@exeter.gov.uk
WEB SITE: www.exeter.gov.uk

This page is intentionally left blank

**EXETER CITY COUNCIL
PLANNING COMMITTEE
10 DECEMBER 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
- PNR Permission Not Required
- 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**

This page is intentionally left blank

EXETER CITY COUNCIL

29/11/2007

PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS

Between 25/10/2007 and 28/11/2007

WARD Alphington

Application No. 07/2157/04 **Working Party** **Decision Date** 12/11/2007 **Decision Type** PER
Location 17 Veitch Gardens, Exeter, EX2 8AB
Description The felling of 1 tree

Tree No.	Species	Works
1	Macrocarpa	Fell

Application No. 07/1923/03 **Working Party** 16/10/2007 **Decision Date** 20/11/2007 **Decision Type** REF
Location 105 Alphington Road, Exeter, EX2 8JD
Description Detached dwelling, parking, access to highway and associated works

Application No. 07/1891/03 **Working Party** **Decision Date** 12/11/2007 **Decision Type** PER
Location Lidl Supermarket, Powlesland Road, Alphington, Exeter, EX2 8TT
Description Sewerage pump station building and equipment compound, boundary wall, entrance gates and access to highway

Application No. 07/1807/03 **Working Party** **Decision Date** 25/10/2007 **Decision Type** PER
Location 99 Wellington Road, Exeter, EX2 9DY
Description Alterations to windows on east and west elevations

Application No. 07/1762/03 **Working Party** **Decision Date** 31/10/2007 **Decision Type** PER
Location 5 Cross View, Exeter, EX2 8SL
Description Ground floor extension on north west elevation

Application No. 07/1660/18 **Working Party** **Decision Date** 27/11/2007 **Decision Type** WLU
Location 21 Woodville Road, Exeter, EX2 8JW
Description Alterations to roof to provide dormer window on east elevation (Certificate of Lawfulness of Proposed Development)

Application No. 07/1659/03 **Working Party** **Decision Date** 15/11/2007 **Decision Type** REF
Location 27 Chamberlain Road, Exeter, EX2 8EW
Description Two storey extension on north elevation

WARD **Cowick**

Application No. 07/1948/03 **Working Party** **Decision Date** 6/11/2007 **Decision Type** REF
Location 71 Parkway, Exeter, EX2 9NB
Description Alterations to roof to include gable end and two dormer windows on south west elevation

Application No. 07/1929/07 **Working Party** 16/10/2007 **Decision Date** 14/11/2007 **Decision Type** REF
Location The Flat, 35 Cowick Street, Exeter, EX4 1AW
Description Alterations to internal walls, doors, windows, floors, fireplace, chimney breast and provision of waste pipe on south east elevation

WARD **Duryard**

Application No. 07/2071/04 **Working Party** **Decision Date** 14/11/2007 **Decision Type** PER
Location 102 Wrefords Lane, Exeter, EX4 5BR
Description The pruning of 1 tree

Tree No.	Species	Works
1	Oak	Remove low limb damaged by rope swing

Application No. 07/2065/04 **Working Party** **Decision Date** 25/10/2007 **Decision Type** PER
Location Rose Duryard, Lower Argyll Road, Exeter, EX4
Description The felling of 1 tree

Tree No	Species	Works
1	Cedar	Fell

Application No. 07/1986/03 **Working Party** **Decision Date** 12/11/2007 **Decision Type** PER
Location 6 Kilbarran Rise, Exeter, EX4 4AA
Description Alterations to roof to provide dormer windows on north east elevation

Application No. 07/1913/03 **Working Party** **Decision Date** 25/10/2007 **Decision Type** REF
Location Elmbridge, New North Road, Exeter, EX4 4AG
Description Two storey extension on north west elevation and conservatory on south west elevation

Application No. 07/1861/03 **Working Party** 15/10/2007 **Decision Date** 6/11/2007 **Decision Type** PER
Location The Laurels, Streatham Rise, Exeter, EX4 4PE
Description Installation of windows and door on south elevation of garage to provide self-contained flat on ground floor

Application No. 07/1103/03 **Working Party** 15/10/2007 **Decision Date** 1/11/2007 **Decision Type** PER
Location 55 Argyll Road, Exeter, EX4 4RX
Description Two storey extension, solar panels, conservatory and pergola on rear elevation.

WARD	Exwick
-------------	---------------

Application No. 07/2079/04 **Working Party** **Decision Date** 25/10/2007 **Decision Type** PER
Location 235 Exwick Road, Exeter, EX4 2AT
Description The felling of 2 trees

Tree No	Species	Works
1&2	Sycamore	Fell

Application No. 07/2045/03 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location Mercer House, Exwick Road, Exeter, EX4 2AT
Description Redevelopment of outbuilding to provide activity room (27 sq.m.)

Application No. 07/1961/03 **Working Party** **Decision Date** 22/11/2007 **Decision Type** PER
Location 33 Burrator Drive, Exeter, EX4 2EN
Description Ground floor extension on south elevation

Application No. 07/1854/01 **Working Party** 16/10/2007 **Decision Date** 13/11/2007 **Decision Type** REF
Location 1 Burrator Drive, Exeter, EX4 2EN
Description Detached dwelling, pedestrian access to highway and associated works (appearance and landscaping reserved for future consideration)

WARD	Heavitree
-------------	------------------

Application No. 07/2142/03 **Working Party** **Decision Date** 26/11/2007 **Decision Type** PER
Location 2 Roseland Avenue, Exeter, EX1 2TW
Description Ground floor and two storey extension on west elevation

Application No. 07/2032/04 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 121 Hamlin Lane, Exeter, EX1 2SF
Description The pruning of 1 tree

Tree No.	Species	Works
1	Walnut	Re-balance crown

Application No. 07/1947/03 **Working Party** 17/10/2007 **Decision Date** 15/11/2007 **Decision Type** REF
Location Land at Sivell Place, Exeter, EX2
Description Development to provide 5 dwellings, parking, access to highway and associated works

Application No. 07/1908/03 **Working Party** **Decision Date** 13/11/2007 **Decision Type** PER
Location Somerfield Stores, 61-63 Fore Street, Heavitree, Exeter, EX1 2RJ
Description Installation of plant equipment and railings (1.1m high) on flat roof, access ladder on north elevation and trolley bay in car park

WARD	Mincinglake
-------------	--------------------

Application No.	07/2245/04 Working Party	Decision Date	20/11/2007	Decision Type	PER
Location	50 Celia Crescent, Exeter, EX4 9DU				
Description	The pruning of 1 tree				
	Tree No	Species	Works		
	T2	Oak	Crown lift/prune from house		

Application No.	07/1985/03 Working Party	Decision Date	9/11/2007	Decision Type	REF
Location	6 Whitebeam Close, Exeter, EX4 9JY				
Description	Alterations to roof to provide dormer window on east elevation				

Application No.	07/1983/03 Working Party	Decision Date	6/11/2007	Decision Type	REF
Location	47 Chancellors Way, Exeter, EX4 9DP				
Description	Conservatory on south west elevation				

Application No.	07/1863/01 Working Party	15/10/2007	Decision Date	12/11/2007	Decision Type	REF
Location	Land adjoining 113 St. Katherines Road, Exeter, EX4 7JJ					
Description	Redevelopment to provide 2 dwellings (all matters reserved for future consideration)					

Application No.	07/1759/03 Working Party	Decision Date	29/10/2007	Decision Type	PER
Location	1 Tristan Close, Exeter, EX4 9BS				
Description	Two storey extension on north east elevation, ground floor extensions on north west and south east elevations				

Application No.	07/1675/03 Working Party	Decision Date	9/11/2007	Decision Type	REF
Location	The Eye Of The World, Stoke Hill, Exeter, EX4 9JN				
Description	Detached single storey building for use as office for home working in north garden, parking and associated works				

WARD	Newtown
-------------	----------------

Application No. 07/2187/03 **Working Party** 21/11/2007 **Decision Date** 27/11/2007 **Decision Type** PER
Location 7 Lower Summerlands, Exeter, EX1 2LJ
Description Ground floor extension and conservatory on east elevation, detached building to provide office/storage, enclosed glazed patio, decking, steps, canopy and associated works

Application No. 07/2130/06 **Working Party** **Decision Date** 5/11/2007 **Decision Type** PER
Location Land outside 1-24 Grendon Road, Exeter, EX1
Description The pruning of 1 tree and the felling of 1 tree

Tree No	Species	Works
1	Laurel	Reduce by 50%
2	Rowan	Fell

Application No. 07/2129/06 **Working Party** **Decision Date** 5/11/2007 **Decision Type** PER
Location 2 North Park Almshouses, Magdalen Road, Exeter, EX2 4SU
Description The pruning of 1 tree

Tree No	Species	Works
1	Yew	Reduce to 2 metres

Application No. 07/2066/07 **Working Party** 21/11/2007 **Decision Date** 21/11/2007 **Decision Type** PER
Location 50 Blackboy Road, Exeter, EX4 6TB
Description Alterations to porch and installation of chimney piece

Application No. 07/2017/03 **Working Party** 17/10/2007 **Decision Date** 12/11/2007 **Decision Type** REF
Location Land at junction of Belmont Road and Western Way, Exeter, EX1
Description Installation of telecommunications monopole (12.5m high), 3 antennae, 2 equipment cabinets and associated works

Application No. 07/1973/03 **Working Party** 17/10/2007 **Decision Date** 30/10/2007 **Decision Type** PER
Location 93 Heavitree Road, Exeter, EX1 2ND
Description Change of use from dwelling and flat to six self-contained flats, three storey rear extension, parking and associated works (to regularise as-built dimensions of rear extension)

Application No. 07/1951/03 **Working Party** 17/10/2007 **Decision Date** 6/11/2007 **Decision Type** PER
Location Henry's Bar, Mount Pleasant Road, Exeter, EX4 7AB
Description Two storey extension on north and west elevations, covered patio area on west elevation, alterations to windows and doors and other minor works

Application No. 07/1856/03 **Working Party** **Decision Date** 30/10/2007 **Decision Type** PER
Location R D & E Hospital, Gladstone Road, Exeter, EX1 2ED
Description Ground floor extension (150 sq.m.) on north east elevation of Clinical Skills Resource Centre

Application No. 07/1828/03 **Working Party** 17/10/2007 **Decision Date** 25/10/2007 **Decision Type** REF
Location 23/25 Heavitree Road, Exeter, EX1 2LG
Description Change of use from 8 self contained flats to 7 self contained flats and 2 three storey extensions on north elevation

Application No. 07/1797/07 **Working Party** 17/10/2007 **Decision Date** 1/11/2007 **Decision Type** PER
Location 9 Lower Summerlands, Exeter, EX1 2LJ
Description Boundary walls, entrance piers, alterations to walls, path and provision of railings

WARD	Pennsylvania
-------------	---------------------

Application No. 07/2091/03 **Working Party** 19/11/2007 **Decision Date** 20/11/2007 **Decision Type** REF
Location Parkside House, Beech Avenue, Exeter, EX4 6HF
Description Detached dwelling, parking, access to highway and associated works

Application No. 07/1617/18 **Working Party** **Decision Date** 9/11/2007 **Decision Type** WLU
Location 5 Higher Kings Avenue, Exeter, EX4 6JP
Description Alterations to garage to provide additional living accommodation (Certificate of Lawfulness of Proposed Development)

Application No. 07/1030/03 **Working Party** 2/7/2007 **Decision Date** 9/11/2007 **Decision Type** REF
Location Land adjacent to 11 Lyncombe Close, Exeter, EX4 5EJ
Description Redevelopment to provide three terraced two storey dwellings, parking, pedestrian access to highway and associated works

WARD **Pinhoe**

Application No. 07/2153/03 **Working Party** **Decision Date** 26/11/2007 **Decision Type** PER
Location 2 Playmoor Drive, Exeter, EX1 3ST
Description Porch on north west elevation

Application No. 07/2049/07 **Working Party** 19/11/2007 **Decision Date** 27/11/2007 **Decision Type** PER
Location Home Farm, 24 Church Hill, Pinhoe, Exeter, EX4 9JG
Description Ground floor link extension on north west elevation, installation of window on south west elevation, alterations to outbuildings to provide additional living accommodation and pitched roof, detached carport/store and internal alterations to walls

Application No. 07/2048/03 **Working Party** 19/11/2007 **Decision Date** 27/11/2007 **Decision Type** PER
Location Home Farm, 24 Church Hill, Pinhoe, Exeter, EX4 9JG
Description Ground floor link extension on north west elevation, installation of window on south west elevation, alterations to outbuildings to provide additional living accommodation and pitched roof and detached carport/store

Application No. 07/2028/18 **Working Party** **Decision Date** 13/11/2007 **Decision Type** WLU
Location 37 Fox Road, Exeter, EX4 8NB
Description Alterations to roof to provide dormer window on west elevation and installation of window on south elevation (Certificate of Lawfulness of Proposed Development)

Application No. 07/2021/03 **Working Party** **Decision Date** 27/11/2007 **Decision Type** PER
Location The Brambles, Lower Harrington Lane, Exeter, EX4 8PU
Description Conservatory on north east elevation

Application No. 07/2005/03 **Working Party** 19/11/2007 **Decision Date** 22/11/2007 **Decision Type** PER
Location Land adj. 1 Summer Close, Exeter, EX4 8BX
Description Detached dwelling, parking, access to highway and associated works

Application No. 07/1911/02 **Working Party** 15/10/2007 **Decision Date** 13/11/2007 **Decision Type** PER
Location 2 Lower Tythe Barn, Tithe Barn Lane, Exeter, EX1 3RQ
Description Detached dwelling, parking, access to highway and associated works (approval sought of reserved matters on Ref. No. 07/0261/01 granted 23 April 2007) for layout, appearance and landscaping

WARD	Polsloe
-------------	----------------

Application No. 07/2287/18 **Working Party** **Decision Date** 27/11/2007 **Decision Type** WLU
Location 28 Thompson Road, Exeter, EX1 2UB
Description Ground floor extension on west elevation (Certificate of Lawfulness of Proposed Development)

Application No. 07/2163/03 **Working Party** **Decision Date** 27/11/2007 **Decision Type** PER
Location 26 Thompson Road, Exeter, EX1 2UB
Description Ground floor extension on west elevation

Application No. 07/2159/03 **Working Party** **Decision Date** 27/11/2007 **Decision Type** REF
Location 95 Pinhoe Road, Exeter, EX4 7HU
Description Ground floor extension on south elevation

Application No. 07/1965/03 **Working Party** **Decision Date** 16/11/2007 **Decision Type** WDN
Location 2 North Avenue, Exeter, EX1 2DU
Description Two storey extension on south elevation

Application No. 07/1924/03 **Working Party** **Decision Date** 25/10/2007 **Decision Type** PER
Location 69 Mount Pleasant Road, Exeter, EX4 7AH
Description Double garage in garden

Application No. 07/1855/03 **Working Party** 17/10/2007 **Decision Date** 31/10/2007 **Decision Type** PER
Location 181 Pinhoe Road, Exeter, EX4 7HZ
Description Change of use from retail (Class A1) to veterinary surgery (Class D1) at ground floor level

WARD	Priory
-------------	---------------

Application No. 07/2132/18 **Working Party** **Decision Date** 31/10/2007 **Decision Type** WLU
Location 21 Lethbridge Road, Exeter, EX2 5LB
Description Ground floor extension on west elevation (Certificate of Lawfulness of Proposed Development)

Application No. 07/2076/07 **Working Party** 17/10/2007 **Decision Date** 16/11/2007 **Decision Type** PER
Location Russell Clinic, Wonford House Hospital, Dryden Road, Exeter, EX2 5AF
Description Internal alterations to doors, walls and other minor works

Application No. 07/1981/03 **Working Party** 17/10/2007 **Decision Date** 20/11/2007 **Decision Type** PER
Location The Cedars, Dryden Road, Exeter, EX2 5SN
Description Additional parking area (30 spaces) along south west boundary of access road

Application No. 07/1964/07 **Working Party** 17/10/2007 **Decision Date** 2/11/2007 **Decision Type** PER
Location Wonford House Hospital, Dryden Road, Exeter, EX2 5AF
Description Internal alterations to walls, doors, floors and other minor works

Application No. 07/1652/03 **Working Party** 17/10/2007 **Decision Date** 2/11/2007 **Decision Type** PER
Location King George V Playing Field, Topsham Road, Exeter, EX2
Description Alterations to provide play area, installation of play equipment and provision of fencing

Application No. 07/1466/03 **Working Party** **Decision Date** 5/11/2007 **Decision Type** REF
Location 54 Well Oak Park, Exeter, EX2 5BB
Description Porch on west elevation

WARD	St Davids
-------------	------------------

Application No. 07/2247/06 **Working Party** **Decision Date** 15/11/2007 **Decision Type** REF
Location 22-23 Dinham Crescent, Exeter, EX4 4EF
Description The felling of 4 trees

Tree No.	Species	Works
1-4	Cupressus Leylandii	Fell

Application No. 07/2244/06 **Working Party** **Decision Date** 20/11/2007 **Decision Type** PER
Location St. Davids Church, Hele Road, Exeter, EX4
Description The pruning of 2 trees

Tree No.	Species	Works
1	Holly	Prune back to wall
2	Beech	Prune branch from building

Application No. 07/2208/05 **Working Party** **Decision Date** 27/11/2007 **Decision Type** PER
Location 242 High Street, Exeter, EX4 3QB
Description Non-illuminated fascia signs and window vinyl

Application No. 07/2200/03 **Working Party** **Decision Date** 26/11/2007 **Decision Type** WDN
Location 17 Dix's Field, Exeter, EX1 1UZ
Description Alterations to include automated entrance doors, relocation of ATM, access and provision of gate to external steps on front elevation

Application No. 07/2135/06 **Working Party** **Decision Date** 5/11/2007 **Decision Type** PER
Location Friars Lodge, Melbourne Place, Exeter, EX2 4AX
Description The pruning of 1 tree

Tree No.	Species	Works
1	Sycamore	Crown lift

Application No. 07/2064/06 **Working Party** **Decision Date** 25/10/2007 **Decision Type** PER
Location 8 Queens Terrace, Exeter, EX4 4HR
Description The pruning of 1 tree

Tree No	Species	Works
1	Mimosa	Reduce by 50%; remove lowest branch

Application No. 07/2063/06 **Working Party** **Decision Date** 5/11/2007 **Decision Type** REF
Location Rear of 1-12 Dinham Crescent, Exeter, EX4 4EF
Description The felling of 2 trees

Tree No.	Species	Works
2	Silver Birch	Fell

Application No. 07/2041/03 **Working Party** 15/10/2007 **Decision Date** 15/11/2007 **Decision Type** PER
Location 207 High Street, Exeter, EX4 3EB
Description Alterations to shopfront on south east and north east elevations

Application No. 07/2036/07 **Working Party** 15/10/2007 **Decision Date** 14/11/2007 **Decision Type** PER
Location 8 Bartholomew Terrace, Exeter, EX4 3BW
Description Ground floor extension, installation of rooflights and replacement windows and door on north east elevation and internal alterations to walls

Application No. 07/2035/03 **Working Party** 15/10/2007 **Decision Date** 14/11/2007 **Decision Type** PER
Location 8 Bartholomew Terrace, Exeter, EX4 3BW
Description Ground floor extension, installation of rooflights and replacement windows and door on north east elevation

Application No. 07/2019/03 **Working Party** **Decision Date** 12/11/2007 **Decision Type** REF
Location Land adjacent to St Davids Station, Bonhay Road, Exeter, EX4
Description Installation of telecommunications monopole (12.5m high), 3 antennae, two equipment cabinets and associated works

Application No. 07/1993/05 **Working Party** 20/11/2007 **Decision Date** 23/11/2007 **Decision Type** PER
Location 43-45 High Street, Exeter, EX4 3DJ
Description Non-illuminated fascia sign and projecting sign on north west elevation

Application No. 07/1992/03 **Working Party** 20/11/2007 **Decision Date** 22/11/2007 **Decision Type** PER
Location 43-45 High Street, Exeter, EX4 3DJ
Description Change of use from office (Class A2) to cafe (Class A3) at ground floor level

Application No. 07/1987/03 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location Mill On The Exe, Bonhay Road, Exeter, EX4 3AB
Description Canopy on west elevation

Application No. 07/1974/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 6 Princesshay, Exeter, EX1 1GE
Description Internally illuminated suspended sign and non-illuminated logo signs

Application No. 07/1963/05 **Working Party** **Decision Date** 27/11/2007 **Decision Type** PER
Location 1 Guildhall Shopping Centre, Exeter, EX4 3HP
Description Internally illuminated fascia signs on north east and south east elevations and internally illuminated projecting sign on south east elevation

Application No. 07/1962/05 **Working Party** **Decision Date** 2/11/2007 **Decision Type** PER
Location 2 Roman Walk, Exeter, EX1 1GN
Description Non-illuminated window vinyls and lettering on roller blinds

Application No. 07/1946/03 **Working Party** **Decision Date** 29/10/2007 **Decision Type** PER
Location Pavement south west of 223 High Street, Exeter, EX4
Description Partial change of use of telephone kiosk to include ATM

Application No. 07/1945/07 **Working Party** 15/10/2007 **Decision Date** 25/10/2007 **Decision Type** PER
Location The Jolly Porter, St. Davids Hill, Exeter, EX4 4BB
Description Provision of door and deck at first floor level on north east elevation

Application No. 07/1931/05 **Working Party** **Decision Date** 2/11/2007 **Decision Type** PER
Location 4 Paris Street, Exeter, EX1 1GA
Description Internally illuminated hanging signs on north east and north west elevations

Application No. 07/1930/03 **Working Party** **Decision Date** 27/11/2007 **Decision Type** PER
Location 4 Paris Street, Exeter, EX1 1GA
Description Installation of shopfront, additional window and mezzanine floor (149 sq.m.)

Application No. 07/1890/07 **Working Party** 16/10/2007 **Decision Date** 16/11/2007 **Decision Type** PER
Location 23 Cathedral Yard, Exeter, EX1 1HB
Description Alterations to provide internal walls

Application No. 07/1888/03 **Working Party** 15/10/2007 **Decision Date** 25/10/2007 **Decision Type** REF
Location The Jolly Porter, St. Davids Hill, Exeter, EX4 4BB
Description Provision of door and deck at first floor level on north east elevation

Application No. 07/1852/05 **Working Party** **Decision Date** 23/11/2007 **Decision Type** PER
Location 90-92 Fore Street, Exeter, EX4 3HX
Description Internally illuminated fascia signs (4) and projecting signs (2)

Application No. 07/1846/07 **Working Party** 15/10/2007 **Decision Date** 6/11/2007 **Decision Type** PER
Location Flat 3, 4 Richmond Road, Exeter, EX4 4JA
Description Installation of ventilation grille on south east elevation and internal alterations to walls, doors and ceiling

Application No. 07/1833/03 **Working Party** 15/10/2007 **Decision Date** 15/11/2007 **Decision Type** PER
Location McGahey The Tobacconist, 245 High Street, Exeter, EX4 3NZ
Description Change of use of pavement to provide tables and chairs for cafe use (Class A3)

Application No. 07/1832/03 **Working Party** **Decision Date** 5/11/2007 **Decision Type** REF
Location 81 Fore Street, Exeter, EX4 3HR
Description Change of use of pavement to provide tables and chairs for pub use (Class A4)

Application No. 07/1810/07 **Working Party** 10/9/2007 **Decision Date** 25/10/2007 **Decision Type** PER
Location 10 Queens Terrace, Exeter, EX4 4HR
Description Ground floor extension on north elevation

Application No. 07/1805/03 **Working Party** **Decision Date** 31/10/2007 **Decision Type** PER
Location Lloyds, Broadwalk House, Southernhay West, Exeter, EX1 1TS
Description Installation of louvres to 7 windows on west elevation and additional louvre in wall on south elevation

Application No. 07/1793/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 7 Roman Walk, Exeter, EX1 1GN
Description Externally illuminated hanging sign and panel sign

Application No. 07/1786/03 **Working Party** 15/10/2007 **Decision Date** 12/11/2007 **Decision Type** PER
Location The Castle, Castle Street, Exeter, EX4 3PS
Description Change of use from public car park to ice rink (Class D2) and associated structures

Application No. 07/1780/05 **Working Party** **Decision Date** 20/11/2007 **Decision Type** PER
Location Exeter Visitor Information & Tickets, Dix's Field, Exeter, EX1 1GF
Description Internally illuminated display panel signs (3), non-illuminated fascia sign and hanging display boards

Application No. 07/1735/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 4-5 Roman Walk, Exeter, EX1 1GN
Description Externally illuminated wall graphic signs and non-illuminated window vinyl signs

Application No. 07/1722/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location Block S, Princesshay Development, Paris Street, Exeter, EX1
Description Internally illuminated individual letter sign and entrance sign and non-illuminated wall panel sign

Application No. 07/1668/03 **Working Party** 15/10/2007 **Decision Date** 23/11/2007 **Decision Type** PER
Location Belvedere Court, St. Davids Hill, Exeter, EX4 4DA
Description Provision of cycle shelter in south corner of garden

Application No. 07/1641/07 **Working Party** 16/10/2007 **Decision Date** 16/11/2007 **Decision Type** PER
Location Land to the rear of 7-8 Colleton Crescent, Exeter, EX2 4DG
Description Three storey building comprising 3 town houses, parking and associated works

Application No. 07/1639/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 2 Paris Street, Exeter, EX1 1GA
Description Externally illuminated hanging display boards (2), non-illuminated individual lettering sign and window vinyls

Application No. 07/1634/03 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location 19 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1633/05 **Working Party** **Decision Date** 14/11/2007 **Decision Type** PER
Location 19 Princesshay, Exeter, EX1 1GE
Description Internally illuminated hanging box sign and 2 non-illuminated window vinyls

Application No. 07/1593/03 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location 6 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1584/05 **Working Party** **Decision Date** 2/11/2007 **Decision Type** PER
Location 1-2 Princesshay, Exeter, EX1 1GE
Description Internally illuminated suspended individual lettering sign and menu box and non-illuminated individual lettering sign, logo sign and window vinyls

Application No. 07/1516/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 25 Princesshay, Exeter, EX1 1GE
Description Non-illuminated individual lettering signs (3)

Application No. 07/1513/03 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 25 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1509/03 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 7 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1508/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 7 Princesshay, Exeter, EX1 1GE
Description Internally illuminated box sign and non-illuminated window vinyls

Application No. 07/1487/03 **Working Party** **Decision Date** 27/11/2007 **Decision Type** PER
Location 3 Eastgate, Exeter, EX1 1GB
Description Installation of shopfront

Application No. 07/1484/07 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** WDN
Location 7 Colleton Crescent, Exeter, EX2 4DG
Description Alterations to provide five self-contained flats, first floor link extension on north east elevation, provision of window and door at basement level on south west elevation, window at ground floor level, rooflight and lantern rooflight at first floor level on north east elevation and internal alterations to walls

Application No. 07/1483/03 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** WDN
Location 7 Colleton Crescent, Exeter, EX2 4DG
Description Change of use from offices (Class B1) to five self-contained flats, first floor link extension on north east elevation, provision of window and door at basement level on south west elevation, window at ground floor level, rooflight and lantern rooflight at first floor level on north east elevation and alterations to windows and doors

Application No. 07/1460/03 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 27 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1445/03 **Working Party** **Decision Date** 28/11/2007 **Decision Type** PER
Location 12 Bedford Street, Exeter, EX1 1LL
Description Change of use of pavement to provide tables and chairs for cafe use (Class A3)

Application No. 07/1423/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 27 Princesshay, Exeter, EX1 1GE
Description Internally illuminated fascia sign and non-illuminated individual lettering signs (2)

Application No. 07/1385/03 **Working Party** **Decision Date** 23/11/2007 **Decision Type** PER
Location 29-30 Princesshay, Exeter, EX1 1GE
Description Installation of plant equipment and screens on roof

Application No. 07/1358/03 **Working Party** **Decision Date** 16/11/2007 **Decision Type** PER
Location 21 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1357/05 **Working Party** **Decision Date** 16/11/2007 **Decision Type** PER
Location 21 Princesshay, Exeter, EX1 1GE
Description Internally illuminated logo sign

Application No. 07/1310/05 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location 5 Eastgate, Exeter, EX1 1GB
Description Internally illuminated individual lettering sign, window portal and window plinths

Application No. 07/1309/03 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location 5 Eastgate, Exeter, EX1 1GB
Description Installation of shopfront

Application No. 07/1237/03 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location 1 Eastgate, Exeter, EX1 1GB
Description Installation of shopfront and external alterations

Application No. 07/1230/03 **Working Party** 16/10/2007 **Decision Date** 16/11/2007 **Decision Type** PER
Location Land to the rear of 7-8 Colleton Crescent, Exeter, EX2 4DG
Description Three storey building comprising 3 town houses, parking, access to highway and associated works

Application No. 07/1209/05 **Working Party** **Decision Date** 15/11/2007 **Decision Type** PER
Location 1 Eastgate, Exeter, EX1 1GB
Description Internally illuminated fascia signs (2), individual box letter signs (4), non-illuminated lettering sign on north east, north west and south west elevations

Application No. 07/1157/03 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** PER
Location Georges Meeting House, 38 South Street, Exeter, EX1 1ED
Description Provision of wall (0.7m high) around existing well

Application No. 07/1156/07 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** PER
Location Georges Meeting House, 38 South Street, Exeter, EX1 1ED
Description Provision of wall (0.7m high) around existing well

Application No. 07/0547/05 **Working Party** **Decision Date** 9/11/2007 **Decision Type** PER
Location 34 Bedford Street, Exeter, EX1 1GJ
Description Internally illuminated fascia sign and non illuminated window vinyls

WARD	St James
-------------	-----------------

Application No. 07/2274/06 **Working Party** **Decision Date** 23/11/2007 **Decision Type** PER
Location 5 Powderham Crescent, Exeter, EX4 6DA
Description The felling of 2 trees and the pruning of 1 tree

Tree No.	Species	Works
1	Sycamore	Fell
2	Ash	Fell

Application No. 07/2246/06 **Working Party** **Decision Date** 20/11/2007 **Decision Type** PER
Location 2 West Avenue, Exeter, EX4 4SD
Description The felling of 2 trees

Tree No	Species	Works
1	Cherry	Fell
2	Apple	Fell

Application No. 07/2075/03 **Working Party** 15/10/2007 **Decision Date** 16/11/2007 **Decision Type** REF
Location 40-41 New North Road, Exeter, EX4 4EP
Description Change of use from offices (Class B1) to 2 dwellings and alterations to roof to provide additional storey

Application No. 07/2024/07 **Working Party** 15/10/2007 **Decision Date** 9/11/2007 **Decision Type** PER
Location 26 New North Road, Exeter, EX4 4HF
Description Internal alterations to walls and doors to provide shower rooms and additional bedrooms

Application No. 07/1996/05 **Working Party** **Decision Date** 23/11/2007 **Decision Type** REF
Location 65-66 Sidwell Street, Exeter, EX4 6PH
Description Internally illuminated fascia sign with individual lettering, internally illuminated door sign and projecting sign on front elevation

Application No. 07/1877/07 **Working Party** 15/10/2007 **Decision Date** 6/11/2007 **Decision Type** PER
Location 30 Old Tiverton Road, Exeter, EX4 6LG
Description Provision of external staircase, door and window on north west elevation

Application No. 07/1876/03 **Working Party** 15/10/2007 **Decision Date** 6/11/2007 **Decision Type** PER
Location 30 Old Tiverton Road, Exeter, EX4 6LG
Description Provision of external staircase, door and window on north west elevation

WARD	St Leonards
-------------	--------------------

Application No. 07/2198/03 **Working Party** **Decision Date** 27/11/2007 **Decision Type** REF
Location 59 Barnardo Road, Exeter, EX2 4ND
Description Alterations to roof to provide dormer window on north west elevation

Application No.	07/2189/06 Working Party	Decision Date	20/11/2007	Decision Type	PER
Location	54-56 St. Leonards Road, Exeter, EX2 4LS				
Description	The pruning of 1 tree and the felling of 2 trees				
	Tree No.	Species	Works		
	1	Fir	Fell		
	2	Alder	Fell		
Application No.	07/2080/06 Working Party	Decision Date	5/11/2007	Decision Type	PER
Location	9 Lyndhurst Road, Exeter, EX2 4PA				
Description	The felling of 3 trees				
	Tree No	Species	Works		
	1	Horsechestnut	Fell		
	2	Apple	Fell		
Application No.	07/2077/03 Working Party	Decision Date	27/11/2007	Decision Type	PER
Location	17 Penleonard Close, Exeter, EX2 4NY				
Description	Ground floor extension on west elevation, two storey extension and provision of rooflights on north elevation, alterations to roof, windows on all elevations, doors on west and north elevations				
Application No.	07/2044/03 Working Party	16/10/2007	Decision Date	15/11/2007	Decision Type PER
Location	Belfield, 9 Lyndhurst Road, Exeter, EX2 4PA				
Description	Change of use from student accommodation (Class C3) to single dwelling house (Class C3), alterations to doors on north west elevation, windows on all elevations, alterations to coach house to include re-roofing, provision of pitched roof, rooflight on north west elevation, alterations to north east wall and windows on north west, north east and south east elevations, provision of screen wall (2.5m high) and gates				
Application No.	07/2043/07 Working Party	16/10/2007	Decision Date	15/11/2007	Decision Type PER
Location	Belfield, 9 Lyndhurst Road, Exeter, EX2 4PA				
Description	Change of use from student accommodation (Class C3) to single dwelling house (Class C3), alterations to doors on north west elevation, windows on all elevations, alterations to coach house to include re-roofing, provision of pitched roof, rooflight on north west elevation, alterations to north east wall and windows on north west, north east and south east elevations, provision of screen wall (2.5m high) and gates				
Application No.	07/1991/07 Working Party	20/11/2007	Decision Date	22/11/2007	Decision Type PER
Location	13 St. Leonards Road, Exeter, EX2 4LA				
Description	Alterations to wall on south boundary				

Application No. 07/1813/14 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** REF
Location 12 St. Leonards Road, Exeter, EX2 4LA
Description Demolition of garage block in rear garden

Application No. 07/1812/03 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** REF
Location 12 St. Leonards Road, Exeter, EX2 4LA
Description Detached two storey residential annexe accommodation, integral cycle store and associated works

Application No. 07/1651/03 **Working Party** **Decision Date** 5/11/2007 **Decision Type** REF
Location 29 St. Leonards Road, Exeter, EX2 4LR
Description Alterations to provide three garages in east corner of garden

Application No. 07/1640/07 **Working Party** 16/10/2007 **Decision Date** 31/10/2007 **Decision Type** REF
Location 10 Lyndhurst Road, Exeter, EX2 4PA
Description Installation of 5 security cameras

Application No. 07/1264/07 **Working Party** 16/10/2007 **Decision Date** 5/11/2007 **Decision Type** REF
Location 9-10 Melbourne Street, Exeter, EX2 4AU
Description Provision of rooflights on south east elevation and alterations to roof structure

Application No. 07/1151/18 **Working Party** **Decision Date** 31/10/2007 **Decision Type** WLU
Location 26 Rivermead Road, Exeter, EX2 4RL
Description Alterations to roof to provide additional living accommodation, gable end and rooflights on north east and south west elevations as revised by correspondence dated 19 October 2007 (Certificate of Lawfulness for Proposed Development)

WARD	St Loyes
-------------	-----------------

Application No.	07/1935/03 Working Party	Decision Date	25/10/2007	Decision Type	PER
Location	1 The Wicket, Lords Way, Exeter, EX2 5UG				
Description	Two storey extension on east elevation				

Application No.	07/1871/01 Working Party	Decision Date	17/10/2007	Decision Type	REF
Location	Windy Way, Aspen Close, Exeter, EX2 5RZ				
Description	Detached dwelling and garage, parking and associated works (design, landscaping and external appearance reserved for future consideration)				

Application No.	07/1790/03 Working Party	Decision Date	31/10/2007	Decision Type	REF
Location	4 Beverley Close, Exeter, EX2 5NJ				
Description	Two storey extension on east elevation				

Application No.	07/1268/03 Working Party	Decision Date	31/10/2007	Decision Type	PER
Location	Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF				
Description	Ground floor extension (193 sq.m.) on north elevation				

Application No.	07/0303/03 Working Party	Decision Date	31/10/2007	Decision Type	REF
Location	5 Trentbridge Square, Exeter, EX2 5UE				
Description	Conservatory on rear elevation				

WARD	St Thomas
-------------	------------------

Application No.	07/2072/07 Working Party	Decision Date	16/10/2007	Decision Type	PER
Location	35 Cowick Street, Exeter, EX4 1AW				
Description	Fascia signs on north west and north east elevations and projecting sign on north west elevation				

Application No. 07/2018/03 **Working Party** 16/10/2007 **Decision Date** 12/11/2007 **Decision Type** REF
Location Land at The Exebridge Centre Carpark, Cowick Street, Exeter, EX4
Description Installation of telecommunications monopole (15m high), 3 antennas, radio equipment housing and ancillary works

Application No. 07/1998/03 **Working Party** 16/10/2007 **Decision Date** 14/11/2007 **Decision Type** PER
Location 40 Queens Road, Exeter, EX2 9EP
Description Removal of Condition 4 to allow annexe to be used as a separate dwelling (Ref No 89/0270/03 granted 9 June 1989)

Application No. 07/1819/03 **Working Party** 16/10/2007 **Decision Date** 25/10/2007 **Decision Type** PER
Location Glencoe, Alphington Street, Exeter, EX2 8AU
Description Change of use from guest house (Class C1) to hostel

Application No. 07/1546/05 **Working Party** **Decision Date** 6/11/2007 **Decision Type** PER
Location Imperial China, Cowick Street, Exeter, EX4 1AF
Description Non-illuminated free-standing sign

Application No. 07/1439/03 **Working Party** 16/10/2007 **Decision Date** 16/11/2007 **Decision Type** REF
Location Land to the rear of 1 Pines Gardens, Exeter, EX2 9ED
Description Redevelopment to provide detached dwelling, parking, access to highway and associated works

Application No. 07/0283/03 **Working Party** **Decision Date** 5/11/2007 **Decision Type** REF
Location 15 Princes Square, Exeter, EX2 9AN
Description Alterations to roof to provide additional living accommodation, dormer window on west elevation and windows on north and south elevations

WARD	Topsham
-------------	----------------

Application No. 07/2248/06 **Working Party** **Decision Date** 20/11/2007 **Decision Type** PER
Location Oxford Orchard, Monmouth Avenue, Topsham, Exeter, EX3 0AF
Description The pruning of 2 groups of trees

Tree No.	Species	Works
G1	Monterey Cypress	Reduce
G2	Cypress hedge	Trim

Application No. 07/2191/04 **Working Party** **Decision Date** 22/11/2007 **Decision Type** REF
Location 17 Moon Ridge, Newport Park, Exeter, EX2 7EW
Description The felling of 1 tree

Tree No.	Species	Works
T21	Acer	Fell

Application No. 07/2190/06 **Working Party** **Decision Date** 20/11/2007 **Decision Type** PER
Location Eleanors Bower, Follett Road, Topsham, Exeter, EX3 0JP
Description The pruning of 9 trees and the felling of 1 tree

Tree No.	Species	Works
1,2,3,4,7,8	Mimosa	Crown lift
5	Mimosa	Reduce by 25%

Application No. 07/2174/03 **Working Party** 21/11/2007 **Decision Date** 27/11/2007 **Decision Type** REF
Location 11 Monmouth Street, Topsham, Exeter, EX3 0AJ
Description Ground floor extension on north west elevation

Application No. 07/2134/07 **Working Party** 21/11/2007 **Decision Date** 27/11/2007 **Decision Type** REF
Location 11 Monmouth Street, Topsham, Exeter, EX3 0AJ
Description Ground floor extension on north west elevation

Application No. 07/2001/03 **Working Party** **Decision Date** 9/11/2007 **Decision Type** REF
Location 5 White Street, Topsham, Exeter, EX3 0AA
Description Ground floor extension on north west and south west elevations

Application No. 07/1980/03 **Working Party** 21/11/2007 **Decision Date** 27/11/2007 **Decision Type** PER
Location Grid Reference 96717 88998 Highfield Farm, Clyst Road, Topsham, Exeter, EX3 0BY
Description Agricultural building (168 sq. m.)

Application No. 07/1927/03 **Working Party** **Decision Date** 25/10/2007 **Decision Type** PER
Location 12A Rydon Lane, Exeter, EX2 7AW
Description Detached garage in front forecourt area

Application No. 07/1917/03 **Working Party** **Decision Date** 16/11/2007 **Decision Type** PER
Location 24 Majorfield Road, Topsham, Exeter, EX3 0ES
Description Ground floor extension on north east elevation

Application No. 07/1902/03 **Working Party** **Decision Date** 5/11/2007 **Decision Type** PER
Location 5 Mortimer Court, Bishop Westall Road, Exeter, EX2 6NN
Description Detached garage in garden area

Application No. 07/1815/07 **Working Party** 17/10/2007 **Decision Date** 9/11/2007 **Decision Type** PER
Location 22 Monmouth Street, Topsham, Exeter, EX3 0AJ
Description Alterations to roofing, rafters and rooflight and other minor works

WARD	Whipton Barton
-------------	-----------------------

Application No. 07/2062/03 **Working Party** **Decision Date** 21/11/2007 **Decision Type** PER
Location 48 Ringswell Avenue, Exeter, EX1 3EF
Description Two storey extension on south elevation

Application No. 07/1880/03 **Working Party** 15/10/2007 **Decision Date** 31/10/2007 **Decision Type** PER
Location Met Office, FitzRoy Road, Exeter, EX1 3PB
Description Installation of a radar dome facility and equipment building in south west corner of site

Application No. 07/1872/03 **Working Party** **Decision Date** 8/11/2007 **Decision Type** PER
Location Unit A1, Dart Building, Grenadier Road, Exeter Business Park, Exeter, EX1 3QF
Description Provision of 2 cycle shelters in car park

Total no of delegated decisions made: 169

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.

This page is intentionally left blank

EXETER CITY COUNCIL

PLANNING COMMITTEE

10 DECEMBER 2007

ENFORCEMENT PROGRESS REPORT

1.0 PURPOSE OF REPORT

1.1 To update members on enforcement matters.

2.0 CASES OPENED AND CLOSED BETWEEN 17 OCTOBER 2007 AND 21 NOVEMBER 2007

Cases opened: 17

Cases closed: 40

Outstanding number of cases: 130

3.0 NOTICES ISSUED

3.1 ENF/06/047 – Pinbrook House, Cheynegate Lane – Listed Building
Enforcement Notice (Breach of Condition) served on 11 October 2007.
On 18 April 2007, listed building consent was granted for external alterations to provide a ground floor extension on the north elevation, subject to the following conditions (among others):-

"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 12 December 2006 (dwg. no's. Drawing 02 and Drawing 03), as modified by other conditions of this consent.*

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

4 *Samples and details of the timber stain and natural slates intended to be used externally in the construction of the development shall be submitted to the Local Planning Authority within 1 month of the date of this permission. The existing roof of the extension shall be wholly removed and replaced in accordance with these details within 4 months of the date of this permission.*

Reason: *To ensure that the materials conform with the visual amenity requirements of the area."*

It appears to the Council that the conditions have not been complied with in that:-

(a) artificial slate has been used, rather than natural slate, in breach of condition 4; and

(b) tape has been applied to the perimeter of the roof (apparently in place of flashing), which is not shown on the submitted details and therefore in breach of condition 2.

- 3.2 The Notice took effect on 23 November 2007 and gives 2 months for compliance. The requirements of the notice are to remove the existing man made slates from the roof, remove the tape flashing from the perimeter of the roof and replace the roof covering with Grade A Spanish slates, fixed with nails (not hooks), with code 4 lead flashings fitted to Lead Development Agency specifications.



Extension at Pinbrook House, Chenyegate Lane

- 3.3 ENF/06/250 – 9 Reynolds Close – Enforcement Notice for the erection of a fence above wall on northern boundary (the boundary with Harrington Lane). The notice was served on 11 October 2007 and took effect on 23 November 2007. The notice requires the owners to dismantle the fence on the northern boundary and remove all components of the dismantled fence from the land within 2 months.



9 Reynolds Close, Exeter

4.0 NOTICES COMPLIED WITH

- 4.1 ENF/03/355 – Land adjacent to 81-90 Hoopern Street – Enforcement Notice served on 30 September 2004 for the erection of a wall built on the north-western boundary. The requirements of the notice are to stone clad the entire wall to match the existing stone cladding. A compliance site visit on 2 November 2007 found that the wall had been clad in stone as required by the notice.
- 4.2 ENF/07/021 – Land adjacent to 81-90 Hoopern Street – Breach of Condition Notice served on 25 April 2007 for the breach of the construction hours. A site visit on 2 November 2007 found that construction has now finished on site and therefore the notice has been complied with.

5.0 CURRENT APPEALS

- 5.1 ENF/06/154 – 22 Victoria Road, Tospham – Listed Building Enforcement Notice issued on 8 June 2007 for the addition of a course of horizontal brickwork (in two sections) to front boundary wall, and (subsequently) addition of railings on top of that wall and on top of side boundary walls to front garden. The notice took effect on 17 July 2007 and requires the removal of railings from the top of the front boundary wall, and from both side boundary walls to front garden and the removal of the top course of horizontal brickwork from front boundary wall (note - the horizontal brickwork to be removed is in two sections, either side of a section of vertical brickwork which may remain) within three months. Listed Building Enforcement Notice appeal received to be dealt with by written representations. The Council's written statement has been submitted and a date for the Inspector's site visit is awaited.

- 5.2 ENF/06/228 – 4 Harefield Close – Enforcement notice issued on 3 July 2007 for the construction of a timber platform structure, fence panels, shed and pergola in the rear garden facing Cowley Bridge Road. The notice took effect on 13 August 2007 and gives 6 months for compliance. The notice requires removal of the decking and balustrading/fencing insofar as it projects westwards beyond the uppermost blockwork retaining wall, and remove the posts which previously supported the structure. Remove the timber shed and pergola and remove all materials formerly comprising the decking, balustrading/fencing, timber support posts, timber shed and pergola. The enforcement notice appeal is being dealt with by written representations and the Council's written statement has been sent to the Planning Inspector. The Inspector's site visit is awaited.
- 5.3 ENF/07/018 - 21 Lancelot Road - for the erection of a timber close-boarded fence approximately 2metres high. The requirements of the notice are to dismantle the fence on the north eastern boundary of the Land (a fence can be erected along this boundary so long as the fence together with the low brick wall does not exceed 1m in height). The notice also requires the height of the posts of the fence on the south eastern boundary of the land to be reduced, ie. the boundary between the parking area and the landscaping strip (the fence can remain along this boundary so long as the height of the posts is reduced to not more than 10cm above the top of the panels). The notice took effect on 31 August 2007 and gave 2 months for compliance. The enforcement notice appeal is being dealt with by written representations. The Council has submitted its statement and final comments are due by 14 December 2007.

6.0 ENFORCEMENT APPEAL DECISIONS

- 6.1 None received

7.0 OTHER ISSUES

- 7.1 ENF/05/005 – Land at rear of The Briars, Crabb Lane – On 3 August 2005 a retrospective application was received which sought permission for the refurbishment and rebuilding of garden store, potting shed, plant shed and store. This application was refused on 27 September 2005. An enforcement notice was issued on 17 November 2005 for the unauthorised works to two buildings, comprising partial rebuilding and extension. The notice required the owner to demolish and remove from the land specific walls within the two structures. The Notices took effect on 23 December 2005 and gave six months for compliance. The owner appealed the enforcement notice and the Planning Inspector subsequently dismissed the appeal on 2 May 2006. The owner has showed no signs of complying with the enforcement notice and submitted a further planning application seeking retention of the two buildings, which was invalid and returned to the agent earlier this year. The Council sought an Injunction application which was granted and issued on 5 September 2007 by a District Judge at the County Court. The Injunction requires the owner to comply with the requirements of the enforcement notice dated 17 November 2005 within 28 days. A compliance site visit undertaken on 14 November 2007 found that the buildings had been demolished and the Enforcement Notice had been complied with.

7.2 ENF/05/099 – 19 Belmont Road – Section 215 (Untidy Site) Notice issued on 7 November 2005. At the 24 July 2006 Planning Committee Members resolved to take direct action under Section 219 of the Town and Country Planning Act, 1990 to arrange for the rear two-storey blockwork and brickwork extension to be rendered and the rear garden to be tidied. On 19 February 2007 a team from Direct Services arrived to undertake the remedial work and the owner refused entry onto his land. The Council submitted an Injunction application to the County Court and attended a Hearing at the County Court on 7 November 2007. District Judge Harvey granted the Injunction and the owner had to comply with the Section 215 Notice dated 7 November 2005 by 4 December 2007. A compliance site visit is due before the Christmas break and the results of this visit will be reported at the next committee.

8.0 RECOMMENDATION

8.1 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.

This page is intentionally left blank

EXETER CITY COUNCIL

PLANNING COMMITTEE

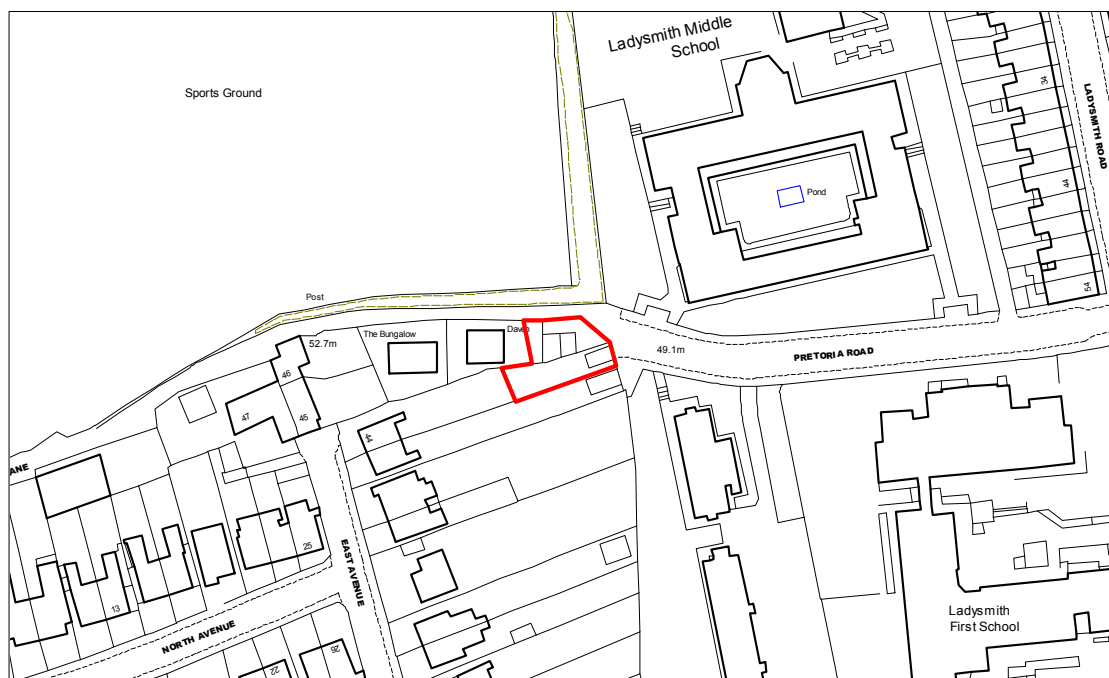
10th December 2007

APPEALS

DECISIONS RECEIVED

SUMMARY: 8 appeal decisions have been received since the last report; 5 were dismissed; 1 was allowed and 2 were allowed with conditions.

Location: 44 East Avenue, Exeter, EX1 2DX



Scale 1:1250

© Crown copyright. All rights reserved. 100025345. 2007

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Reference No: 07/0045/03

Proposal: Redevelopment to provide detached dwelling, 2 garages linked by garden room parking and associated works.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: ALLOWED WITH CONDITIONS

Grounds:

The main issues were considered to be

- (i) the effect of the proposed development on the character and appearance of the area;
- (ii) the effect of the proposed development on the living conditions of neighbouring occupants and on future occupants of the development; and
- (iii) highway safety.

Character and appearance

The Inspector noted that the appeal site was at the rear of 44 East Avenue and two sets of garages, comprising parking for 3 cars and facing on to Pretoria Street. He considered that the proposed development would replace an area, which in his opinion currently detracts visually from the quality of Pretoria Street. The two-storey dwelling would close off public views into rear gardens and would, he felt be in keeping with the nearby Victorian terrace, and compliment the school buildings.

The Inspector therefore considered that the proposed development would provide an enhanced focus to the end of Pretoria Road and would not cause harm to the character and surrounding area.

Living conditions

The Inspector observed that the closest distance between a first floor window of the proposed development and that of Daven Cottage would be about 9.5 metres and this would be a bathroom window, which would have obscure glass. He thought that the proposed dwelling sited at an oblique angle to Daven Cottage would not be overbearing within its urban context.

The close proximity to local schools would not in his opinion impair the living conditions of future occupants as noise and general disturbance from the arrival and departure of pupils would be limited to short periods at the beginning and end of the school day.

Highway safety

The Highway Authority had not objected to the proposal but had suggested a condition preventing occupation until existing parking facilities had been replaced.

Addressing specific points raised by the local schools and residents the Inspector noted that vehicular access for 44 East Street and Daven Cottage were already onto Pretoria Road. He felt that replacement garages were unlikely to generate significantly increased levels of traffic and that the location of the garages at the end of a cul-de-sac would make manoeuvring safer.

The Inspector concluded that he would allow the appeal subject to conditions relating to commencement within 3 years; submission of materials; drainage works; new garages and parking facilities to be in place before occupation; landscaping; boundary

treatment and that no windows other than those authorised by this permission to be constructed.

--- 000 ---

Location: 28 Manor Road, Exeter, EX4 1EN



Scale 1:1250

© Crown copyright. All rights reserved. 100025345. 2007

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Reference No: 07/0144/03

Proposal: Redevelopment to provide 10 flats, parking, access to highway and associated works.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The Inspector noted that planning permission had already been granted for the erection of the building providing eight flats over two main floors, and the appeal was for the creation of two further flats partially within the roof space at the southern end of the building.

This part of the building would have raised eaves, allowing the formation of a second floor at a level where internally the vertical walls meet the underside of the roof

structure. Within those sloping parts of the ceilings, roof lights and ridge lights would be installed to provide light and ventilation.

The Inspector noted that the internal cill heights would be about 1.7m. He considered that due to the way in which rooflights lay in the roof slope the external cill would be higher and that where ridge lights were provided these would be even higher, therefore future occupiers sitting within the room would see only sky not far reaching views.

He agreed that although rooflights provide a good level of light and ventilation, in this case the outlook would be of poor quality as they would be set so high. In his opinion the outlook would be miserly and unacceptable.

He concluded that satisfactory living conditions would not be provided for the future occupiers, which would conflict with ELP policies.

The Inspector therefore dismissed the appeal.

--- 000 ---

Location: Wembury, New North Road, Exeter, EX4 4AG



Scale 1:1250

© Crown copyright. All rights reserved. 100025345. 2007

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Reference No: 07/0139/01

Proposals: Redevelopment to provide 11 self-contained flats, parking, access to highway and associated works (external appearance and landscaping reserved for future consideration).

Application Decision: Committee Refusal

Type of Appeal: Written Representations

Appeal Decision: **DISMISSED**

Grounds:

Wembury is an attractive two-storey early 20th century house standing in mature gardens behind a well-treed hedge bank to the road.

On the south side of the house the rear garden is terraced and drops some 6m in its depth of 24m. There is no footway on this side of the road, apart from just to the north where there is a splayed access road junction between two further houses.

The Inspector noted that the proposed development would be 5m deeper than the existing house and would extend at full height to the southern boundary making it more imposing and overbearing seen from the access road to other nearby properties.

He also considered the proposed removal of the existing hedge bank to the main road would result in the loss of an important feature in the street scene, which he felt made a valuable contribution to the character and appearance of the surrounding area. He accepted that the proposed footway would improve highway safety but considered that any new planting would take time to establish and would be a poor replacement for the existing hedge bank.

The Inspector also felt that setting the new frontage behind a footway would harm the setting of the stone archway entrance to Taddyforde House, a Grade II listed building.

The appeal was dismissed because the proposed development would seriously harm the character and appearance of adjoining buildings and surrounding townscape contrary to DSP and ELP policies.

--- 000 ---

range of goods not hereby restricted and provided that the gross floor space used for the sale of such goods does not exceed 10% at any one time of the total floor space of the unit”

The Inspector having considered other similar cases noted that “clothing” and “footwear” are separately itemised in the descriptions of types of development set out in Table 3 to Annex A of PPS6, and that the MapInfo retail expenditure categories identify both “clothing” and “footwear”. He felt that Condition 4 was sufficiently clear and unequivocal; it precludes the selling of clothing but not the selling of footwear.

The Inspector therefore concluded that sale of footwear should be allowed however, the sale of socks, stockings and tights should be regarded as items of clothing and be precluded by Condition 4 and issued a Certificate of Lawful Use to that effect.

--- 000 ---

Location: 43 Victoria Road, Topsham, Exeter, EX3 0EU



Scale 1:1250

© Crown copyright. All rights reserved. 100025345. 2007

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Reference No: 07/0611/03

Proposal: Two storey/one storey side and rear extensions

Application Decision: Delegated Refusal

Type of Appeal: Written Representations
Appeal Decision: **DISMISSED**

Grounds:

The main issues were considered to be:

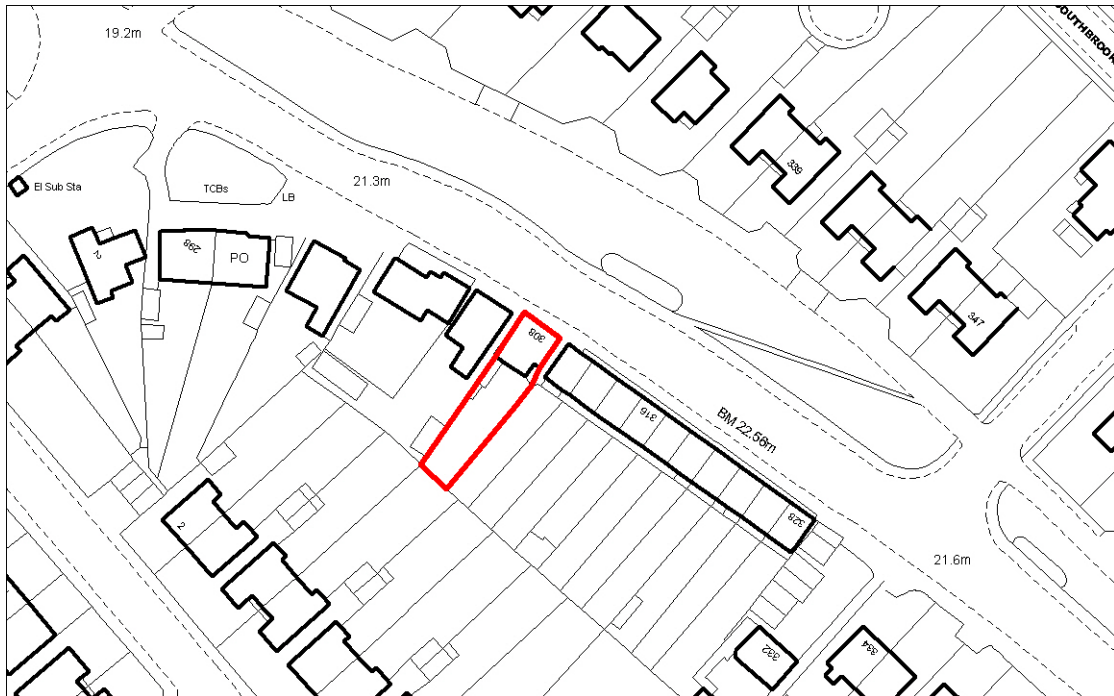
- (i) Whether the proposed development would preserve or enhance the character or appearance of the Topsham Conservation Area.
- (ii) The effect of the proposed development on the living conditions at neighbouring properties in terms of light and outlook.

On the first issue the Inspector noted that the proposed extension would be mainly to the rear of the existing dwelling projecting by almost 5m, with a narrow element around 1m wide extending to the side, which would be set back from the front elevation. He considered that given the narrow gap between buildings, there would only be limited views from the street and in his judgement it would not be prominent in the street scene and the character and appearance of the Conservation Area would be preserved.

Although he considered that the single storey element of the rear proposal would be acceptable, the overall size and bulk of the two storey element would significantly reduce the amount of light to the first floor windows to the rear elevation of 41 Victoria Road. He agreed with the Council that it would have an oppressive and overbearing effect on the outlook from these windows. This would therefore be detrimental to the living conditions for the occupants for the occupants of number 41 and would conflict with ELP policies.

--- 000 ---

Location: 308 Topsham Road, Exeter, EX2 6HG



Scale 1:1250

© Crown copyright. All rights reserved. 100025345. 2007

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Reference No: 06/2580/03

Proposal: Ground and first floor rear extensions.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

No. 308 Topsham Road is a detached property and comprises an unoccupied shop on the ground floor with a flat above. There is a separation of about 1-2 metres between the property and No. 310, which gives access to the rear entrance for the upstairs flat.

The Inspector noted that the existing property presents a symmetrical rear façade with a small flat roofed extension on the side. The new proposal would result in a much longer and wider structure, extending over the centre line and in his opinion introduce an incongruous element to the property. He considered that this would represent a structure of inappropriate scale and design for the host dwelling and would harm the character of the area.

Grounds:

No. 3 Greyfriars Road is in a terrace of 7 properties on a recently built residential estate.

The Inspector noted that the garden was approximately 46 square metres and that the proposed conservatory would be approximately 11 square metres.

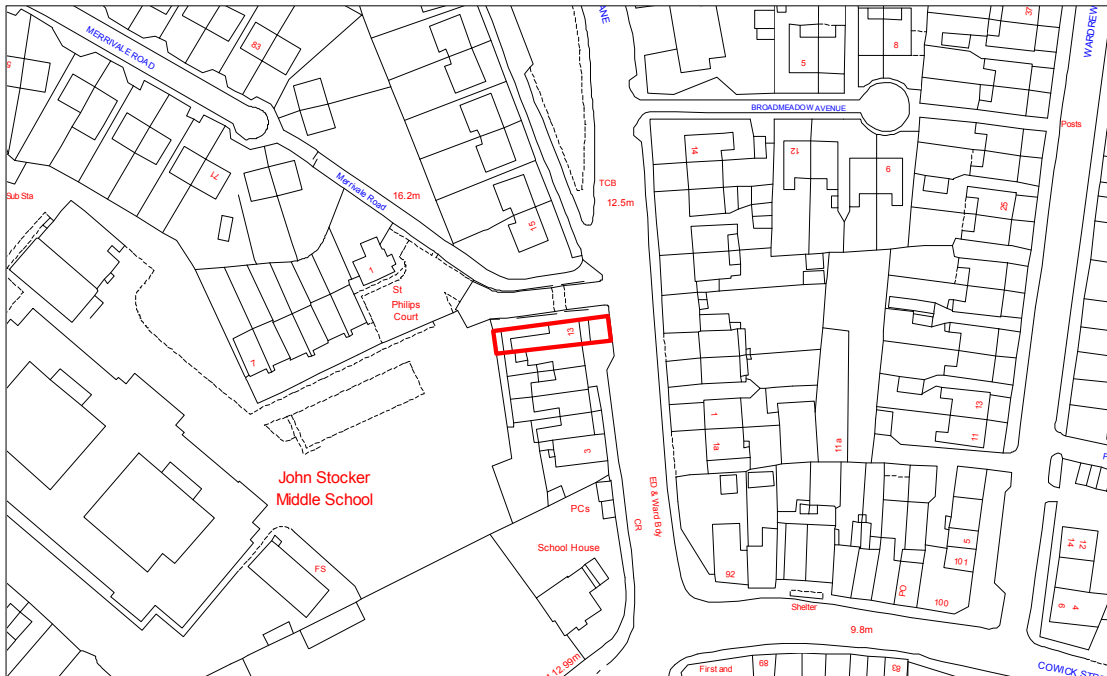
He stated that he was conscious that consideration must be given to the provision of adequate outside amenity space for both current and future occupiers of the property and that the remaining garden space would fall below that promoted in the development plan. However, he thought that the garden was very open and received a considerable amount of natural light.

The Inspector considered that the property was a small dwelling and that the proposed conservatory would represent a transitional area between the inside and outside space and considered that the remaining garden would be appropriate as amenity space for the property.

He therefore allowed the appeal subject to conditions of commencement within three years and the submission of samples.

--- 000 ---

Location: 13 Buddle Lane, Exeter, EX4 1JU



Scale 1:1250

© Crown copyright. All rights reserved. 100025345. 2007

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Reference No: 06/1895/03

Proposal: Ground floor extension on north and east elevations.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: **DISMISSED**

Grounds:

The appeal site is the northernmost of a small terrace of retail and commercial properties in Buddle Lane.

The proposal was to expand a restaurant and hot food takeaway by creating a single storey side and rear extension to provide additional seating and a new kitchen, with a single storey front extension to provide a new entrance.

The Inspector considered that although the new blank side wall of the proposed development would be seen from the north of the property, the elevated properties in Buddle Lane and Merrivale Road were not sufficiently close or oriented for the proposed extension to appear unduly prominent when seen from these viewpoints. In his opinion the proposed rear extension would therefore not cause material harm to the character and appearance of the area.

The Inspector considered the proposed front elevation would be more prominent and disruptive to the street scene. It would bring forward the current building line of the terrace of properties in a manner that would appear incongruous when seen from both north and south. It would sit uncomfortably at the corner of No.13, projecting out both to the front and side in a manner which would pay little respect to the current design of either the property or the appearance of neighbouring properties. He therefore considered that this would not be compatible with ELP Policy DG1.

--- 000 ---

APPEALS LODGED

Application	Proposal	Start date	Received date
Flat 2, 30 Powderham Crescent, Exeter, EX4 6BZ	Ground floor extension	15/10/2007	15/10/2007
9 Queens Terrace, Exeter, EX4 4HR	Second floor extension on north elevation.	25/10/2007	30/10/2007
9 Queens Terrace, Exeter, EX4 4HR	Second floor extension on north elevation.	25/10/2007	30/10/2007
28 South Street,	Internally illuminated fascia	14/11/2007	19/11/2007

Exeter, EX1 1EB sign on front elevation and
externally illuminated panel
sign.

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

This page is intentionally left blank