

PLANNING COMMITTEE

Monday 24 June 2013

Present:

Councillor Bialyk (Chair)

Councillors Spackman, Denham, Donovan, Edwards, Mrs Henson, Mitchell, Owen, Prowse, Sutton, Tippins and Winterbottom

Apologies:

Councillor Choules

Also Present:

Transportation Studies Manager and Highway Development Management Officer (Exeter)

52

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

53

PLANNING APPLICATION NO. 13/3219/03 - FORMER FOXHAYES PRIMARY SCHOOL, GLOUCESTER ROAD, EXETER

The Assistant Director City Development presented the application for full planning permission for temporary consent for up to three years for the installation of temporary buildings on land at Gloucester Road for use by the Steiner Academy, Exeter (education use (D1)) and creation of a temporary outdoor play area and associated works.

Members were circulated with an update sheet - attached to minutes.

The recommendation was for approval subject to the conditions as set out in the report.

Councillor Hannaford, having given notice under Standing Order No.44, spoke on the item. He raised the following points:-

- this area of Exwick already suffers from severe traffic congestion during school dropping off and picking up times because of Exwick Heights Primary school, problems which will be exacerbated by providing a school on the former Foxhayes School site where it is expected that 198 trips/day will be generated in the second year
- the traffic management plan and school transport plan need to be re-examined, the former to include consideration of the use of Truro Drive as a second access to relieve pressure on the Gloucester Road junction
- if the Compulsory Purchase Order negotiations for a footway from Kinnerton Way to Exwick Heights School could be expedited, public access in this area could be improved
- a standard school travel plan is insufficient for a Steiner Academy which will attract pupils from a wide catchment area, including beyond Exeter. A more robust plan is necessary
- the proposed change of school finishing time from 3.30pm to 3.45pm is of vital importance and should be rigorously enforced.

The Assistant Director City Development explained that the school transport plan was designed specific to this proposal.

Mr Swindell, Principal designate of the Steiner Academy spoke in support of the application. He raised the following points:-

- there were 600 Steiner Schools in Europe and 38 privately funded ones in England with a further two state funded. Exeter, would be the third such state funded Steiner school in the UK
- 130 pupils were to be enrolled in September rising to 624 when full. Of the 130 pupils, 70% have parents resident in Exeter
- funding was in place from the Government's Education Funding Agency
- there had been detailed discussions on the school transport plan and traffic management arrangements with the County and City Officers as well as the Exwick Heights Primary School Head
- the school would be of economic benefit to the City and 14 teachers had been recruited to date
- the school would complement other education provision in the City and close links would be fostered with both Exeter College and the University as well as the City's wider educational establishment
- the Steiner school philosophy will broaden educational choice in the City.

He responded as follows to Members' queries:-

- the school transport plan included provision for a walking bus and car sharing but it was difficult to anticipate the number of pupils likely to take these up. The older children will walk, cycle or use the bus and the younger children are likely to be dropped off by their parents. Part of the Steiner school philosophy is to encourage children to start the day by walking to school
- negotiations are well advanced with the City and County Councils and interested parties regarding a permanent site with funding agreed by the EFA
- the school transport plan has been integral to the planning of the school as child safety is paramount and traffic management issues had been examined in depth in liaison with the County Council and the Exwick Heights School Head. The Foxhayes School was recommended by the latter and will provide a pleasant environment for the children
- school pupil numbers will eventually be matched by the Exwick Heights school as it expands and the Steiner school vacates to its new site
- with regard to job creation, a comparative school in the south east now employs some 100-120 people
- this site is too small for a permanent establishment and demand for a new school is growing with significant parental support and existing shortages of school places in Exeter
- catering will be sourced locally and one classroom on the site will be used for administration and learning support etc. as specified by the EFA
- this school will not be the only primary school in Exeter possessing significant catchment areas beyond their immediate areas.

Members were concerned that agreeing temporary permission might still lead to a longer term occupation of the site if the school was unable to finalise arrangements for a permanent site which would result in a number of temporary, unsuitable buildings occupying the Foxhayes site. There were additional concerns regarding the school transport plan given the significant congestion in the area and at the Gloucester Road junction in particular. Exwick already suffered from bottleneck

problems and the area around the Exwick Heights school was particularly problematic at school dropping off and collecting times. Other Members felt that, whilst the buildings were temporary, current facilities of this nature were of a relatively high quality.

The Assistant Director City Development advised that, after the three year permission period, if the school had been unable to move, a further application for permission would be necessary. The Transportation Studies Manager of the County Council advised that the County school transport team had developed the transport plan in conjunction with the applicant and that, whilst recognising that the implementation of the appropriate Traffic Regulation Orders would be challenging, initial steps, including yellow lines, could be implemented before the September start date of the autumn term.

RESOLVED that planning permission for temporary consent for up to three years be deferred for a site inspection by all Members of this Committee for the application to be further considered at a future meeting of this Committee.

(Report circulated)

54

**PLANNING APPLICATION NO. 13/3089/26 - MARSH BARTON STATION,
CLAPPERBROOK LANE, EXETER**

The Senior Area Planning Officer presented the report on the Devon County Council consultation on the proposed erection of a two platform railway halt with associated pedestrian footbridge, access and parking/turning area and emergency access road.

The recommendation was for approval subject to the conditions as set out in the report.

Members were circulated with an update sheet - attached to minutes. It was noted that the County Council had withdrawn the application in order to submit revised plans on conclusion of their discussions with Viridor.

The Transportation Studies Manager reported that the only change necessary for the scheme was to re-visit the design of the western entrance to facilitate access by emergency vehicles and possible re-alignment of the pedestrian/cycle access.

Councillor Ruffle, having given notice under Standing Order No.44, spoke on this item. He raised the following points:-

- welcomed the inclusion of CCTV coverage within the facility and hoped that images would be of the highest quality
- requested clear signage to indicate location of nearby Park and Ride site and associated bus stops.

RESOLVED that the Assistant Director City Development be granted delegated authority to advise the County Council, on the receipt of a fresh application, that the City Council raise **no objection** to the proposed railway halt subject to conditions in respect of a revised landscape plan showing a complete replanting of the western side of the site and further consideration of the access arrangement from the Clapperbrook Lane/Grace Road junction. In addition, a comment should be made to ensure the future consideration of the need to facilitate connections in respect of District Energy Network.

(Report circulated)

55

PLANNING APPLICATION NO. 13/3207/26 - NEWCOURT STATION, OLD RYDON LANE, EXETER

The Senior Area Planning Officer presented the report on Devon County Council's consultation on the proposed erection of a single platform railway station on the existing Exeter-Exmouth railway line with associated pedestrian, vehicular access and parking area and provision for a future underpass crossing. A Member noted that there should be no public audible information system in the interests of nearby residential amenity, but requested that alternative means of conveying travel information to blind people were explained.

RESOLVED that the County Council be advised that the City Council raises **no objection** to the proposed railway halt subject to a further detailed condition being imposed in respect of landscaping adjacent to the proposed subway and boundary treatment and a condition ensuring no externally public audible information system is provided. In addition, a revision to the submitted parking layout is required.

(Report circulated)

56

PLANNING APPLICATION NO. 13/3101/03 - ORCHARD BUNGALOW, LUDWELL LANE, EXETER

The Assistant Director City Development presented the application for full planning permission for the erection of a summer house in garden.

The recommendation was for approval subject to the conditions as set out in the report.

RESOLVED that planning permission for the erection of a summer house in garden be **approved** 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 17 April 2013 (*dwg. No(s). Plan 1, Plan 2, Plan 3, Plan 4, Plan 4 Continues*), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.

(Report circulated)

57

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Assistant Director City Development was submitted.

RESOLVED that the report be noted.

(Report circulated)

58

ENFORCEMENT PROGRESS REPORT

The Assistant Director City Development presented the report updating Members on enforcement matters.

RESOLVED that the report be noted.

(Report circulated)

SECTION 106 AGREEMENTS

The Assistant Director City Development presented the report, updating Members on the progress of implementing Section 106 agreements and on the expenditure of financial contributions received.

Councillor Hannaford, having given notice under Standing Order No.44, spoke on the item. He raised the following points:-

- that the County Council be requested to utilise part of the £40,000 designated for highway works in association with the Bellway homes development on double yellow lines to alleviate traffic problems in the Ferndale Road and Sydney Road areas
- the need to complete the adoption of the St Peters Mount open space area
- Barratt Homes Ltd to be urged to progress the laying out of the Lavender Road open space and play area
- the Assistant Director City Development would meet with the Councillor, the Chair and the Portfolio Holder to discuss these issues

RESOLVED that the report be noted.

(Report circulated)

APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

(Report circulated)

SITE INSPECTION PARTY

RESOLVED that the next Site Inspection Party will be held on Tuesday 9 July at 9.30 a.m. The Councillors attending will be Bialyk, Mrs Henson and Tippins.

ADDITIONAL INFORMATION SHEET

Attached.

(The meeting commenced at 5.30 pm and closed at 7.36 pm)

Chair

This page is intentionally left blank

Minute Item 62

PLANNING COMMITTEE 24 JUNE 2013

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

<p>Item 4 Pages 5-12 Ref 13/3219/03 Former Foxhayes Primary School Gloucester Road Exeter</p>	<p>Further negotiations have taken place regarding the opening hours of the proposed Steiner Academy to limit the potential overlap between traffic associated with this site and that of the nearby Exwick Heights Primary school. As a result the proposed opening hours have been changed from 09.00 – 15.30hrs to 09.15 – 15.45hrs. The Highway Authority is satisfied with these opening hours in terms of staggering related traffic demands. Consequently, the proposed wording for condition 7 is as follows:-</p> <p><u>Condition 7</u></p> <p>Unless otherwise agreed in writing by the Local Planning Authority the school teaching day for the development hereby approved shall not commence before 0915hrs, or end before 1545hrs.</p> <p>Reason – To minimise the potential for overlapping traffic movements associated with the proposal and the nearby Exwick Heights Primary School in the interests of minimising the potential impact on the local highway network.</p> <p>Based on further analysis of the delivery cost associated with this scheme the applicant has submitted revised plans slightly amending the configuration and type of temporary buildings proposed for this site. The actual buildings to be utilised are currently in use elsewhere in the Country and will be transferred to this site to facilitate this development. The position relative to surrounding properties is not significantly different from the original plans and the relationship remains acceptable. The proposal for a fenced play area specifically for the pre-school element has been omitted from the revised plans at this stage. The applicant has confirmed that the external play areas of the former school will be brought back into use to serve this temporary development. Condition 3 will need to be amended to reflect the revised drawing numbers.</p> <p>The applicant's agent has confirmed that it is not proposed to re-open the pedestrian access leading onto Truro Drive, that all trees on site will be retained, and that the on-site parking will be solely for staff. Parents will not be permitted to drive onto the site and this will be patrolled by school staff (the only exception to this being for disabled pupil access – of which there is no identified requirement in year 1 of the consent).</p>
<p>Item 5 Pages 13-18 Ref 13/3089/26</p>	<p>Members are advised that this application has been withdrawn. However it is considered that the Officer and Member views should still be reported to Devon County Council to enable</p>

<p>Marsh Barton Station Clapperbrook Lane Exeter</p>	<p>incorporation into the revised scheme. Members are requested to authorise the Assistant Director City Development delegated powers to respond to the revised application unless there are any significant changes proposed, which will require the matter to be reported back to Planning Committee.</p>
<p>Item 6 Pages 19-24 Ref 13/3207/26 Newcourt Station Old Rydon Lane Exeter</p>	<p>No further comments.</p>
<p>Item 7 Pages 25-28 Ref 13/3101/03 Orchard Bungalow Ludwell Lane Exeter</p>	<p>No further comments.</p>