

PLANNING

Date: Monday 6 September 2021
Time: 5.30 pm
Venue: Guildhall, High Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Howard Bassett, Democratic Services Officer (Committees) on 01392 265107.

Because of current social distancing restrictions brought about by the Corona Virus outbreak, this meeting is only open to those addressing the Committee under the public speaking provision on the basis of one supporting and one opposing an application.

For the general public the [live stream can be viewed here](#) at the meeting start time via Facebook.

Membership -

Councillors Morse (Chair), Williams (Deputy Chair), Bialyk, Branston, Buswell, Denning, Hannaford, Mrs Henson, Lights, Martin, A, Mitchell, M, Moore, D, Sparkes and Sutton

Agenda

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

1 Apologies

To receive apologies for absence from Committee members.

2 Minutes

To approve and sign the minutes of the meeting held on 28 June 2021.

(Pages 5 -
14)

3 Declarations of Interest

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item.

Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

4 **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 10 am on the Thursday before the meeting (full details available on request from the Democratic Services Officer).

5 **Planning Application No. 20/0538/OUT - Land off Spruce Close and Celia Crescent, Exeter**

To consider the report of the Liveable Exeter Programme Director and City Development Strategic Lead. (Pages 15 - 54)

6 **Planning Application No. 19/0598/FUL - Hurst Almshouses, 2-24 Fairpark Road, Exeter**

To consider the report of the Liveable Exeter Programme Director and City Development Strategic Lead. (Pages 55 - 90)

7 **Planning Application No. 15/0641/OUT - Aldens Farm West land between Shillingford and Chudleigh Road, Alphington.**

To consider the report of the Liveable Exeter Programme Director and City Development Strategic Lead. (Pages 91 - 144)

8 **List of Decisions Made and Withdrawn Applications**

To consider the report of the Liveable Exeter Programme Director and City Development Strategic Lead. (Pages 145 - 190)

9 Appeals Report

To consider the report of the Liveable Exeter Programme Director and City Development Strategic Lead. (Pages 191 - 194)

10 SITE INSPECTION PARTY

To advise that the next Site Inspection Party will be held on Tuesday at 28 September 2021 at 9.30 a.m. Members on the previously circulated list were Councillors D. Moore, Sparkes and Sutton.

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 11 October 2021** at 5.30 pm.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.

Planning Acronyms used in the Planning Application Reports are set out below:-

The following list explains the acronyms used in Officers reports:

AH	Affordable Housing
AIP	Approval in Principle
BCIS	Building Cost Information Service
CEMP	Construction Environmental Management Plan
CIL	Community Infrastructure Levy
DCC	Devon County Council
DCLG	Department for Communities and Local Government: the former name of the Ministry of Housing, Communities & Local Government
DfE	Department for Education
DfT	Department for Transport
dph	Dwellings per hectare
ECC	Exeter City Council
EIA	Environment Impact Assessment
EPS	European Protected Species
ESFA	Education and Skills Funding Agency
ha	Hectares
HMPE	Highway Maintainable at Public Expense
ICNIRP	International Commission on Non-Ionizing Radiation Protection
MHCLG	Ministry of Housing, Communities & Local Government

NPPF	National Planning Policy Framework
QBAR	The mean annual flood: the value of the average annual flood event recorded in a river
SAM	Scheduled Ancient Monument
SANGS	Suitable Alternative Natural Green Space
SEDEMS	South East Devon European Sites Mitigation Strategy
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPR	Standard Percentage Runoff
TA	Transport Assessment
TEMPro	Trip End Model Presentation Program
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
UE	Urban Extension