

PLANNING COMMITTEE

Thursday 27 May 2021

Present:-

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

Also Present

Chief Executive & Growth Director, Liveable Exeter Programme Director and Interim City Development lead, Principal Project Manager (Development) and Acting Major Projects Team Leader, Principal Project Manager (Development) (PJ), Democratic Services Officer (MD), Democratic Services Officer (HB) and Democratic Services Officer (SLS)

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MINUTES

The minutes of the meeting held on 29 April 2021 were taken as read, approved and signed by the Chair as correct.

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DECLARATIONS OF INTEREST

Members declared the following interests:-

COUNCILLOR	MINUTE
Councillor Bialyk	Min. No.30 - disclosable pecuniary interest

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PLANNING APPLICATION NO. 20/1380/OUT - LAND AT REDHILLS, EXWICK LANE, EXETER

Councillor Bialyk declared a disclosable pecuniary interest and left the meeting during consideration of this item.

The Principal Project Manager (Development) (PJ) presented the application for outline planning permission for up to 80 dwellings and associated infrastructure (All matters reserved except for access).

The following key issues were referred to:-

- the principle of development;
- affordable housing;
- access and impact on local highways;
- scale, design, impact on character and appearance; ecological issues/habitats mitigation;
- Sustainable Construction and Energy Conservation; and
- Economic benefits and CIL.

The Principal Project Manager (Development) provided the following additional detail:-

- the relationship to the surrounding urban and rural areas and the nature and extent of its boundaries, the site being located beyond the built up urban area of Exwick with steep sloping open fields to the north within Teignbridge District Council, also a source of development interest;
- highway improvements including a vehicular access to the site, new and improved footpaths including the steep footpath from Exwick Lane through to Cheltenham Close and Gloucester Road;
- the development to comprise of mainly semi-detached and detached properties with some small rows of terraced properties with a total of 35% affordable housing providing 52 market houses and 28 affordable units, a central main road, play areas and a storm attenuation basin; and
- the receipt of 378 objections and 102 letters of support, together with a late letter from the Devon and Cornwall Health Authority seeking a financial contribution if the development was approved.

In balancing the impact of the development on the landscape character of the site against the need for housing to meet the five year housing supply the Principal Project Manager (Development) advised of the following:-

- the Council's current lack of a five year housing supply and advice contained within the National Planning Policy Framework;
- the provision of 28 affordable homes on the site at a policy compliant level of 35% in accordance with Core Strategy Policy CP7;
- the applicant confirming contributions towards highway improvement to footpaths and green travel, education in respect of secondary school provision and GP provision for the area;
- the location of the proposed development in an area designated as landscape setting in the Core Strategy as well as nature conservation development being contrary to the statutory development plan and the Core Strategy. The impact of 80 dwellings and associated infrastructure would result in a significant change to the landscape character of this site; and
- the ridgeline forms an important element on the green setting of Exeter and the approach from Redhills is important as the rural 'back-door' exit from that side of the City and is an attractive rural boundary to the high density development around Kinnerton Way and Farm Hill.

Mr Jewson spoke in support of the application. He raised the following points:-

- an outline application for up to 80 dwellings up to two storeys high and the layout and design will not be fixed until the reserved matters stage;
- landscape character is a much broader concept than the loss of a site. In this case the landscape impact has been assessed by local experts using industry recognised methods of analysis concluding that there would be limited impact on the landscape setting;
- the report does not explain what weight should be applied to landscape harm, nor does it assess the weight to be applied to new housing. It also fails to mention the economic benefits of new housing;
- failure to meet the housing requirement results in more young people living with their parents and businesses finding it difficult to recruit and increased levels of homelessness. Increasing the supply of housing is essential to facilitate economic growth and meeting the needs and aspirations of residents;
- April 2021 data from Devon Home choice shows 2,766 people registered for Bands A-D in Exeter;
- lack of housing in Exeter is forcing people to move out of the City resulting in increased commuting, greater car use and more unsustainable live/work patterns;

- significant number of letters of support;
- a previous appeal at Clyst Road, Topsham referencing landscape policies and contribution to the supply of housing; and
- the benefits of these proposals are significant.

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

- number of objections from residents exceeds those supporting;
- proposal is contrary to Policy LS1;
- objections raised include adverse impact on the character of a landscape protection area, detrimental to the skyline and loss of valuable green space, hedgerows and habitats;
- transport mitigation measures will have a negligible impact;
- the Net Zero Exeter 2030 ambitions as well as the Local Plan encourage housing on brownfield sites in the city; and
- oppose the application and recommend upholding the recommendations.

Members made the following comments:-

- the development will have an adverse impact on the ridgeline and is visually intrusive, including views from the opposite end of the city as far as Duryard and St David's;
- brownfield sites are more appropriate for development as evidenced by the two recent housing developments on the former Exwick Schools site which are also closer to local facilities than this development would be;
- notwithstanding proposed improvements to the footpath to Gloucester Road, it would remain steep and hazardous;
- the development would be some distance from bus stops and the bus service itself would be put on further strain by the development which also places an emphasis on car ownership;
- mitigation measures within the ecological study are inadequate, particularly in relation to bat and dormice species;
- development is some distance from the local secondary School of West Exe;
- access issues remain a concern and proposed highway improvements are insufficient given the narrowness of the surrounding road network including the footpath ramp proposed for Exwick Lane;
- additional impact on the St Thomas and Foxhayes surgeries and local school capacity;
- Police concerns regarding the site design in terms of protecting against crime; and
- development will be the thin end of the wedge and increase urban sprawl within and outside the Exeter boundary on to Higher Redhills and Whitestone.

The recommendation was for refusal for the reasons set out in the report. Members supported the inclusion of an insufficiently robust ecological report as an additional reason for refusal.

The recommendation was moved, seconded and agreed, as amended with an additional refusal reason.

RESOLVED that the application for outline planning permission for up to 80 dwellings and associated infrastructure (All matters reserved except for access) be **REFUSED** for the following reasons:-

- 1) the development would have a significant impact on the rural character of the area and landscape setting of the city by developing and urbanising a prominent ridgeline that will be visible from surrounding parts of the city. It will have a significant impact on the rural character of Redhills through the creation of an access road and necessary visibility splays, which will detract from the rural approach to the city from the west. The development is therefore contrary to the adopted development plan policies CP16 of the Exeter Core Strategy and saved Policy LS1 of the Exeter Local Plan First Review, and paragraphs 127c) and 170 of the NPPF (2019). In regard to the presumption of sustainable development in the NPPF, it's considered that the adverse impacts of the development on the rural character and distinctiveness of the area and landscape setting of the city would significantly and demonstrably outweigh the benefits of housing delivery on this site when assessed against the policies in the NPPF taken as a whole;
- 2) In the absence of a completed planning obligation (Section 106 of the Town and Country Planning Act 1990 (as amended) in terms that are satisfactory to the Local Planning Authority which makes provision for the following matters Affordable housing, Open space provision – play equipment, maintenance arrangements and public access in perpetuity; Off-site play provision contribution; Education contributions; GP facilities contribution; Footway Improvement contribution; Sustainable Travel Planning contribution the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 Objectives 3, 5, 6 and 10, policies CP7, CP9, CP10, CP11, CP18, Exeter *Local Plan First Review 1995-2011 saved policies AP1, T1, T3 and DG5, and Exeter City Council Affordable Housing Supplementary Planning Document 2014; and*
- 3) insufficient ecological mitigation justification has been submitted to outweigh the significant harm to the wildlife and biodiversity as a result of the loss of a substantial section of hedge bank fronting onto Redhills and Exwick Lane and the trees and hedgerows within and along the boundaries located within a Site of Local interest for Nature Conservation and consequently the development conflicts with Policies LS4 of the Exeter Local Plan First Review, CP16 of the Exeter Core Strategy and paragraph 175a) of the NPPF (2019).

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**PLANNING APPLICATION NO. 20/1684/OUT - CLYDESDALE NASH AND BIRKS
GRANGE VILLAGE HALLS OF RESIDENCE, UNIVERSITY OF EXETER,
EXETER**

The Principal Project Manager (Development) (PJ) presented the outline planning application to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved).

The following key issues were referred to:-

- the principle of development;
- impact on wider landscape and residential amenity;
- scale, design, impact on character and appearance
- access and impact on local highways;
- ecological issues,
- Sustainable Construction and Energy Conservation;

- Economic benefits and CIL.

The Principal Project Manager (Development) set out a detailed description of the site and surrounding area, including site photographs, photos of views towards the site and the relationship with the surrounding residential properties particularly Glenthorne Road, Clydesdale Road, Elmbridge Gardens, Streatham Drive, Lodge Hill, Dunvegan Close and Highcroft as well as Holland Hall and Mardon Hall. The site comprised an area of land to the western side of the Streatham campus comprising existing student residential halls of Clydesdale and Nash Grove, Birks Grange Halls and associated refectory and the existing Estates Service Centre within a site area of 6.37 hectares.

The Principal Project Manager provided the following additional detail, explaining in each of the four cases below the overall impact of the new scheme on nearby residential properties and this part of the campus and the changes made by the applicant following consultation, in particular on heights and window alignment in relation to adjacent residences:-

- the areas to be demolished were:-
 - existing two and three storey buildings at Clydesdale and Nash Halls to be replaced with new student accommodation ranging in height from three to eight storeys;
 - existing service centre to be replaced with student accommodation buildings varying in height from three to four;
 - the existing Birks Grange refectory building to be replaced with a new six storey student accommodation building; and
 - refurbishment of existing accommodation blocks A-E of the Birks Grange. The refectory demolition would remove catered halls with kitchens to be provided within each flat reducing the overall number of units as a consequence.
- there would be a net increase of between 1,200 to 1,250 new student bed spaces, although the precise number of units was not for determination at this stage but the illustrative/supporting information provided an indication of these numbers. The total new build would result in approximately 1,500 new bedspaces (against a net reduction of 287 spaces). The scheme's design was based on all the new buildings being constructed to Passivhaus standards;
- the submitted outline planning application sought approval for a maximum permitted floor area rather than a specific number of units, an approach used for the development of the East Park development;
- in addition, solar panels were proposed above the existing car parking to the east of Holland Park and south of Grafton Road. The type and design would be determined at the reserved matters stage. The application proposed no change to the overall number of car parking spaces within the campus;
- a new footway was proposed along the eastern side of Streatham Drive to improve access to and from these sites which would be constructed on an existing grassed area;
- a new internal road was proposed in the area of existing estate service centre to connect the main campus to Birks Grange. The applicant had indicated that this road would only be used by the estates team to remove the need to access this part of the campus via the public highway; and
- the application was accompanied by a significant number of reports and plans including indicative images of how the buildings may ultimately be designed. The application was for outline planning permission with all matters reserved and were not approved drawings, unless forming part of the parameter plans, which intended to direct the extent and height of the development.

Responding to Members' queries, the Principal Project Manager (Development) also advised that:-

- the re-orientation of windows reduced the impact on neighbouring properties but also ensured future student occupiers would benefit from acceptable outlooks;
- other than East Park, where some blocks were similar in scale, there were no accommodation structures on the campus of eight storeys; and
- improvements were not proposed for the Birks driveway/B3183 junction.

The Principal Project Manager (Development) also advised that:-

- 41 objections had been received;
- the impact of the new buildings, particularly in terms of height, were considered acceptable within the site's wider context especially given the sloping nature of the site and as there were taller buildings elsewhere on the campus;
- the proposal was not considered to cause significant harm to residential amenity of nearby residential properties; and
- the location was considered to be sustainable and the proposal was acceptable in its design and general visual impact.

Mr Hopwood spoke against the application. He raised the following points:-

- speaking on behalf of Elmbridge Gardens Residents' Association with regards to the proposals to increase student accommodation in Birks Grange Village;
- support additional first year students on campus but overcapacity is counter-productive, both to an introduction to university life and resident wellbeing;
- accommodating high student numbers in high-rise buildings will increase noise disturbance on neighbouring residents;
- a six storey block and modifications to other blocks will result in a greater impact from further students with most of the disturbing noise being in the late evening and early hours of the morning with noise levels often intolerable at week-ends, Freshers' Weeks etc.;
- noise during anti-social hours is unacceptable to local residents and noise mitigation measures need to be considered in the planning stages;
- residents prefer the four storey buildings, not six storeys, with the social and amenities centre located as far as possible from the boundary with local housing;
- the location of B Block on Birks Bank will cause the loss of privacy in the homes and gardens of local residents. It is currently the site for the Estates Services Centre, consisting of single storey buildings and greenhouses well concealed and protected behind fencing and bushes to blend in with the landscape;
- these blocks will not blend in with the landscape and will overlook many private residences including Elmbridge Gardens and Dunvegan Close at the base of the slope. Homes and gardens will lose their privacy and light from windows and external lighting will be invasive; and
- although the height of accommodation blocks has been reduced, they still overlook private properties. Blocks of accommodation are unsuitable for this site. The bank should be left to act as a buffer zone and remain a natural wildlife corridor on this environmentally-friendly campus.

Responding to a Member, he stated that Elmbridge residents, in seeking to report early morning incidents, had been frustrated by a short staffed estate patrol service.

Mr McCann spoke in support of the application. He raised the following points:-

- the proposals respond to the University Adopted Masterplan that identifies this part of the campus for re-development and accords with adopted policy which support provision of Purpose Built Student Accommodation (PBSA) on or near the campuses;
- policies require a minimum of 75% of PBSA student growth;
- the provision of PBSA would rise to 83%, going above the minimum 75% provision. If all schemes approved were built out, the split for PBSA provision since 2007 would be 52% in the City and 48% on campus;
- it will accommodate growth, particularly first year and international guarantee places on campus
- campus accommodation is very popular with students providing a good level of pastoral care and provides a short walk to the campus;
- on campus accommodation eases the pressure on Houses in Multiple Occupation conversions in the City in accordance with Policy CP5;
- the proposals have been reduced in height at the boundaries and measures taken to minimise windows from facing boundaries;
- the proposals have evolved over several months following public consultation and scrutiny by the Design Review Panel;
- proposal would be built to Passivhaus standard; and
- the Streatham campus is a sustainable location for student accommodation.

Responding to Members' queries he advised that:-

- the growth in student numbers of 8,000 over a four year period, as opposed to the earlier anticipated figure of 3,000, was a response to changing national policy and increased demand;
- the re-development comprises cluster flats to cater for a mix of students;
- the student management plan included requirement for a robust estate service patrol and it is the intention to increase the frequency of night patrols;
- improvements will be made to the Streatham Road/Prince Charles Road junction but not the Birks/B3183 junction; and
- on line and in person consultation was conducted with residents over a two week period and comments taken on board including height reductions and re-orientation of windows.

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

- developers often expect that, following negotiations, their initial scale, massing proposals etc. will be reduced to a level which would have been ultimately acceptable to them when they first put forward their applications;
- the development will have a major adverse impact on the visual setting of Duryard and St James and irrevocably change the character of the area;
- Blocks D1 and E, in particular, will have a detrimental impact on neighbouring properties;
- local residents also concerned about light pollution;
- scale and massing is significantly larger than the existing buildings;
- the University should take concerns about noise and disturbance seriously and a student management plan is necessary prior to development to minimise the impact of additional student numbers and to ensure robust sanctions and a clear 24 hour reporting system; and
- CIL receipts should be focussed on communities directly affected by developments, Duryard and St James having born a disproportionate impact from increasing student numbers.

Members made the following comments:-

- concerns about density and scale of development with a significant increase in floor space and an inner city style of development which is inappropriate for an area characterised by green spaces;
- disturbances caused by students remain an issue including along New North Road and a robust student management plan is a requirement;
- light pollution from the halls as well as noise should be addressed;
- development is to the benefit of the University not residents;
- the development takes place on an already developed area of the campus;
- University commitment to increasing patrols and wardens is welcome;
- welcome Passivhaus approach;
- importance of liaising with the community as part of the student management plan; and
- light pollution, particularly from stairwells, should be addressed and a light management plan would be beneficial.

Members requested an amendment to condition 11 to include reference to the impact of internal as well as external lighting.

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

The recommendation was moved, seconded and agreed as amended.

RESOLVED that, subject to the completion of a Section 106 Agreement under the Town and Country planning Act 1990 securing a Student Management Plan and a financial contribution towards Streatham Drive/New North Road junction of £25,000 and Traffic Regulation Order contribution, outline planning permission to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved) be **APPROVED**, subject also to the following conditions:-

- 1) Approval of the details of the layout, scale, appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of the permission and the development hereby permitted shall be begun before the expiration of five years from the date of the permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved whichever is the later.
Reason: To ensure compliance with section 91 - 93 of the Town and Country Planning Act 1990.
- 3) The development hereby permitted shall not be carried out otherwise than in accordance with the Site Location Plan 010002 Rev P2, Demolition Plan (dwg no. 010003 Rev P2); Land Use Parameters Plan (dwg no. 010010 Rev P2); Movement and Access Parameter Plan (dwg no. 010011 Rev P2); Heights Parameter Plan (dwg no. 010012 Rev P2) & Landscape and

Biodiversity Parameter Plan (Figure 1, dated 16th April 2020) as modified by other conditions of this consent.

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

- 4) Before works commence on any individual building(s) details of the finished floor levels and overall roof heights of the building(s) in relation to a fixed point or O.S datum (not to exceed the AOD specified in the Building Heights Parameter Plan dwg no 010012 rev P2) have been submitted to, and approved in writing by the Local Planning Authority.
Reason: In the interest of visual amenity and the appropriate development of the site.
- 5) No development shall take place until an Outline Landscape and Ecology Management Plan, to include recommendations, has been submitted to and approved by the Local Planning Authority. The Management Plan shall indicate
 - a) how the existing biodiversity of the site will be protected, in accordance with all relevant legislation;
 - b) how the proposed development and associated works will enhance wildlife in the area and
 - c) how the landscaped area is to be managed to include an ecological clerk of worksand shall be submitted to the Local Planning Authority for review on a 24 month basis unless otherwise agreed in writing;
Reason: In the interests of nature conservation.
- 6) No development shall take place until a Detailed Arboricultural Method Statement in association with the Tree Protection Plan for the demolition and construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall also consider how trees adjacent to the site, including the Pinetum, are to be protected. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant shall proceed in accordance with the measures described in the Arboricultural Method Statement throughout the duration of the works.
Reason - To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.
- 7) No development (including ground works) or vegetation clearance works shall take place until a Construction Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:
 - a) The parking of vehicles of site operatives and visitors.
 - b) Loading and unloading of plant and materials.
 - c) Storage of plant and materials used in constructing the development.
 - d) The erection and maintenance of securing hoarding, if appropriate, which shall be kept clear of graffiti and fly-posting.
 - e) Wheel washing facilities.
 - f) Measures to control the emission of dust and dirt during construction.
 - g) A scheme for recycling/disposing of waste resulting from construction works, with priority given to reuse of building materials on site wherever practicable.
 - h) No burning on site during construction or site preparation works
 - i) Measures to minimise noise nuisance to neighbours from plant and machinery.

j) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

The approved Statement shall be adhered to throughout the construction period of the development.

Reason: In the interest of residential amenity.

- 8) No development shall take place, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The statement should include details of route of construction traffic vehicles, access arrangements, timings and management of arrivals and departures of vehicles. The approved Statement shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and public amenity
- 9) No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.
Reason: In the interests of residential amenity
- 10) The applicant shall undertake a noise impact assessment for this application, which shall be submitted and approved in writing prior to commencement of the development. This report shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, communal areas, residents and events.
If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of works to ensure that the development does not have a significant negative impact on local amenity. These measures shall be agreed in writing by the LPA and shall be implemented prior to and throughout the occupation of the development.
Reason: In the interests of residential amenity.
- 11) Prior to the commencement of the development an assessment of the impact of all internal and external lighting associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The assessment should address the impact of the lights (including hours of use) on the nearest receptors. Thereafter the lighting shall be installed and maintained in accordance with the specifications within the assessment.
Reason: In the interests of residential amenity.
- 12) No part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.

- 13) No development related works shall take place within the site until a written scheme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.
- 14) This consent does not imply the approval of the details of access, siting, layout or design shown on the illustrative masterplan, which must be the subject of a further application for approval of reserved matters.
Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 15) The development hereby permitted shall be limited to a total gross internal floor area of 49,821 sq metres.
Reason: To ensure that the environmental and residential amenity considerations are safeguarded.
- 16) The development hereby approved shall achieve Secured By Design 'Gold' Standard which shall be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing.
Reason: To ensure that both the physical and environmental crime prevention measures are taken into account throughout the design and construction of the scheme.
- 17) No part of the development hereby approved shall be occupied until the proposed new pedestrian footway adjacent to Streatham Drive (as indicated on the Movement and Access Parameter Plan (dwg no. 010011 Rev P2) has been provided in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.
Reason: To provide adequate facilities to promote the use of sustainable modes, in accordance with paragraphs 29 and 32 of the National Planning Policy Framework.
- 18) The development shall be designed in accordance with Passivhaus Principles. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.
Reason: To ensure that the proposal is in accordance with the aims of Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.
- 19) No development shall take place on site until an investigation has taken place to determine the risk posed by unexploded ordinances and results, together with any further works necessary, have been agreed in writing by the Local Planning Authority. The approved works shall be implemented in full and a completion report shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of development.
Reason: In the interests of public safety.
- 20) Pre-commencement condition: Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted

to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

Reason: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

- 21) No part of the development hereby approved shall be brought into its intended use until the proposed improvements on Streatham Drive as indicated on Drawing No. 2012758-02, have been provided in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: To provide a safe and suitable access for pedestrian and cyclists, in accordance with Paragraphs 108 and 110 of the NPPF.

- 22) No part of the development hereby approved shall be brought into its intended use until the private highway works, as indicated on Drawing No 103259-SK06, have been provided in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.

Reason: To provide a safe and suitable access for vehicles, pedestrian and cyclists, in accordance with Paragraphs 108 and 110 of the NPPF.

- 23) Prior to occupation of the development, details shall be submitted to the Local Planning Authority of cycle parking provision for the development. Development shall not be occupied until such details have been agreed in writing by the Local Planning Authority and Local Highway Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details.

Reason: To ensure that the development promotes all travel modes to reduce reliance on the private car, in accordance with paragraph 110 of the NPPF.

- 24) No development shall take place, including any works of demolition, until adequate areas shall have been made available within the site, or other areas as agreed in writing by the local planning authority, to accommodate operatives' vehicles, construction plant and materials and a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The statement should include details of access arrangements, measures to minimise the impact on adjacent footpaths and timings of the proposed works. The approved Statement shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and public amenity

INFORMATIVES

- 1) The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. A Liability Notice is attached to this

permission. It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid commencement notice (i.e. where pre-commencement conditions have not been discharged) the Local Authority may impose a surcharge, and the ability to claim any form of relief from the payment of the Levy will be foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information please see www.exeter.gov.uk/cil; and

- 2) A Section 106 Agreement is attached to this development.

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**PLANNING APPLICATION NO. 20/1685/OUT - LAND AT RENNES DRIVE,
UNIVERSITY OF EXETER, EXETER**

The Principal Project Manager (Development) (PJ) presented the outline planning application to build a replacement Estates Services Centre and ancillary buildings and structures, with associated infrastructure and landscaping (All Matters Reserved).

The Principal Project Manager (Development) explained that an error had been made in the submission of the proposal by the applicant and that revised measurements had been provided. The height of the retaining wall was approximately four metres high rather than two metres and the proposed building was now approximately 35 metres by 14 metres with an overall height of 10 metres, being double the measurements in the report.

The Principal Project Manager (Development) made the following points:-

- the proposal was to relocate the Estate Service Centre onto this site which was being used for storage of green waste, spoil and equipment;
- the site sloped and was bounded by a mature band of trees separating it from the reservoir, Belvidere Road with Belvidere Meadow Local Nature Reserve and woodland. A Community Garden with polytunnels and greenhouse also bounded the site with a public footpath forming part of the Green Circle next to the Garden;
- the new building would contain workshops, staff facilities built to Passivhaus principles and horticultural elements;
- the rear garden boundaries of the Hillcrest properties would be located approximately 50 metres from the eastern boundary of the site and the distance from the rear of the dwellings was approximately 100 metres;
- access to the site would be within the campus from Rennes Drive to the south western corner of the site closest to the new decked Car Park B;
- the new estate services centre would comprise offices, workshops, glasshouses, polytunnels, storage buildings and associated infrastructure;
- with all matters reserved, illustrative material had been provided with details of the access location, layout, parking, circulation space and proposed buildings/structures;
- access to the site would be created through the existing and widened entry point within the south western corner of the site and, given the sloping nature of the site, two main terraced areas were proposed;
- 42 objections had been received; and
- the University had stated that the Service Centre was an essential “in house” facility to meet ground and landscape maintenance requirements.

Responding to a Member's query, the Principal Project Manager Development confirmed that bonfires on site would not be allowed as the site was controlled by environmental health legislation.

In response to a Member, the Chair confirmed that the application was in outline only, that the amended size of the structure was not binding with the application to be determined at reserved matters stage.

Mr Speyer spoke against the application. He raised the following points:-

- the measurements are incorrect;
- the proposed site has a strong rural feel and is recognised within the Exeter Local Plan which designates the area as a Landscape Setting (LS1) and open countryside;
- the application is for an industrial installation to include two workshops including vehicle maintenance, a works yard, vehicle cleaning and an extensive vehicle park to be carved out of the hillside;
- a Class B2 site is unsuitable for a LS1 site;
- the site is within 50 metres of the quiet residential cul-de-sac of Hillcrest Park;
- the noise assessment was undertaken during the construction of East Park, resulting in a very high baseline noise rating and this level will be replicated with this development. Residents of Hillcrest Park can therefore expect permanent noise levels;
- the University banned many activities on the East Park site but these will be undertaken on this site from 7.00 am to 6.00 pm;
- light pollution already occurring from Car Park B will also emanate from this site; and
- the Local Plan was put in place to safeguard protected sites for all the people of Exeter. The University is seeking to develop this site for its own benefit, regardless of the damage this development will cause and the application should be rejected.

Mr McCann spoke in support of the application. He raised the following points:-

- the existing Estates Services Compound no longer meets the operational needs of the Grounds team, the proposed compound to rationalise the two spaces occupied by the team and provide a safer working environment;
- the proposed site is on the University campus and is used to store green waste and compost;
- the site is well screened with mature trees to most boundaries and there will be additional tree planting and landscaping
- neighbour concerns stem from issues arising from lighting at the adjacent Car Park B development and these have been addressed. The proposed Compound lighting requirements are different to the Car Park B. Lighting is only needed during working hours and can all be turned off out of hours;
- the proposed layout has been designed so the main building will shield the yard area from the main neighbouring boundary;
- conditions will be added in respect of a maximum noise decibel limit, white noise reversing alarms instead of beepers and no chipping or shredding of green/brown waste;
- the existing Estates Services compound is significantly closer to neighbouring properties than the proposed building and no complaints over noise or lighting have been received. The existing buildings are approximately 20 metres from neighbouring properties, whereas the proposed buildings are over 100 metres from neighbours;
- the main building will meet Passivhaus standards; and

- in response to neighbours existing car park lighting has been reduced and conditions will control noise and lighting.

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

- support representations of neighbours;
- the number of objections would have been much greater if the true measurements had been provided from the start;
- a noise impact assessment is a requirement given the proximity of the neighbouring properties;
- the site is a significant asset for local residents and there will be a negative impact on the green circle;
- the bat survey should have been carried out between April and August not October; and
- there will be a negative impact on the link to Stoke Valley Road through to Taddyford and to the river which will be blocked by fencing and reduce migration of wildlife.

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

- supported the points made by Councillor Pearce and Mr Speyer; and
- queried whether, given the increased size of the structure, planning permission at reserved matters would be likely.

It was noted that the application with the revised measurements would be determined at the reserved matters stage.

Members made the following comments:-

- development could set a precedent for the addition of similar semi-industrial uses on this site;
- operational times and the noise associated with the site are concerns;
- noise will result not just from University vehicles but servicing vehicles and impact adversely on neighbouring residents as well as spreading down the Hoopern Valley; and
- concerns about impact on the landscape and nature conservation.

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

The recommendation was moved, seconded and carried.

RESOLVED that outline planning application to build a replacement Estates Services Centre and ancillary buildings and structures, with associated infrastructure and landscaping (All Matters Reserved) be **APPROVED**, subject to the following conditions:-

- 1) Approval of the details of the access, layout, scale, appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

- 2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of the permission and the development hereby permitted shall be begun before the expiration of five years from the date of the permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved whichever is the later.
Reason: To ensure compliance with section 91 - 93 of the Town and Country Planning Act 1990.
- 3) The development hereby permitted shall not be carried out otherwise than in accordance with the Site Location Plan (dwg no. 019002 Rev P1) and Landscape and Biodiversity Parameter Plan (Figure 1, dated 8th February 2021) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 4) No development shall take place until an Outline Landscape and Ecology Management Plan, has been submitted to and approved by the Local Planning Authority. The Management Plan shall indicate;
 - a) how the existing biodiversity of the site will be protected, in accordance with all relevant legislation;
 - b) how the proposed development and associated works will enhance wildlife in the area and
 - c) how the landscaped area is to be managed to include an ecological clerk of works and shall be submitted to the Local Planning Authority for review on a 24 month basis unless otherwise agreed in writing;Reason: In the interests of nature conservation.
- 5). No development shall take place until a Detailed Arboricultural Method Statement in association with the Tree Protection Plan for the demolition and construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant shall proceed in accordance with the measures described in the Arboricultural Method Statement throughout the duration of the works.
Reason - To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.
- 6) No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:
 - a) The site access point(s) of all vehicles to the site during the construction phase.
 - b) The parking of vehicles of site operatives and visitors.
 - c) The areas for loading and unloading plant and materials.
 - d) Storage areas of plant and materials used in constructing the development.
 - e) The erection and maintenance of securing hoarding, if appropriate.
 - f) Wheel washing facilities.
 - g) Measures to monitor and control the emission of dust and dirt during construction.
 - h) No burning on site during construction or site preparation works.
 - i) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.

j) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

k) No driven piling without prior consent from the LPA.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

Reason: In the interests of residential amenity.

- 7) No development shall take place until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The statement should include details of route of construction traffic vehicles, access arrangements, timings and management of arrivals and departures of vehicles. The approved Statement shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and public amenity.
- 8) No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.
Reason: In the interests of residential amenity
- 9) No development shall take place on site until an investigation has taken place to determine the risk posed by unexploded ordnances and results, together with any further works necessary, have been agreed in writing by the Local Planning Authority. The approved works shall be implemented in full and a completion report shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of development.
Reason: In the interests of public safety.
- 10) No development related works shall take place within the site until a written scheme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.
- 11) Pre-commencement condition: Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.
Reason: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-

commencement as specified to ensure that building operations are carried out in a sustainable manner.

- 12) The applicant shall undertake a noise impact assessment for this application, which shall be submitted and approved in writing prior to commencement of the development. This report shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, communal areas, residents and events. If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of works to ensure that the development does not have a significant negative impact on local amenity. These measures shall be agreed in writing by the LPA and shall be implemented prior to and throughout the occupation of the development.
Reason: In the interests of residential amenity.
- 13) The level of noise emitted from the site from operational activities should not exceed a rating noise level (measured in accordance with BS4142:2014) of 42 dB. The noise levels should be determined at the nearest noise sensitive premises. The measurements or assessment should be made at free field locations representing facades of the nearest noise sensitive premises, or via a combination of measurement and propagative calculation.
Reason : In the interests of residential amenity.
- 14) Prior to the commencement of the development an assessment of the impact of all internal and external lighting associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The assessment should address the impact of the lights (including hours of use) on the nearest receptors. Thereafter the lighting shall be installed and maintained in accordance with the specifications within the assessment.
Reason: In the interests of residential amenity.
- 15) The use hereby permitted shall not be carried out outside the hours of 07.00 and 18.00 (excluding emergency activities, such as gritting estate roads and paths) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the residential amenity of nearby occupiers.
- 16) No external lighting is to be used within the application site outside the hours specified in condition 14 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the residential amenity of nearby occupiers.
- 17) No chipping or shredding of green/brown waste is to take place within the application site unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the residential amenity of nearby occupiers.
- 18) Only white noise reversing alarms shall be operated on vehicles operated or owned by the Applicant unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the residential amenity of nearby occupiers.
- 19) No part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities have been provided and maintained in accordance with details that shall have been submitted to, and

approved in writing by, the Local Planning Authority and retained for that purpose at all times

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

- 20) The development shall be designed in accordance with Passivhaus Principles. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.
Reason: To ensure that the proposal is in accordance with the aims of Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.
- 21) This consent does not imply the approval of the details of access, siting, layout or design shown on the illustrative masterplan, which must be the subject of a further application for approval of reserved matters.
Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

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LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Liveable Exeter Programme Director and Interim City Development Lead was submitted.

RESOLVED that the report be noted.

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APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

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SITE INSPECTION REPORT - ROTA FOR VISITS

The report of the Corporate Manager Democratic & Civic Support was submitted.

RESOLVED that the circulated rota of site inspection be approved, subject to any changes during the course of the year.

(The meeting commenced at 5.30 pm and closed at 8.06 pm)

Chair