

PLANNING

Date: Monday 31 July 2023

Time: 5.30 pm

Venue: Rennes Room, Civic Centre, Paris 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.

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

Membership -

Councillors Knott (Chair), Asvachin (Deputy Chair), Bennett, Branston, Hannaford, Jobson, Ketchin, Lights, Miller, Mitchell, M, Sheridan, Wardle, Warwick and Williams, M.

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 12 and 19 June 2023.

(Pages 3 -
18)

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. 23/0321/FUL - Land on the west side of Belle Vue Road, Exeter**

To consider the report of the Director City Development. (Pages 19 - 38)

6 **List of Decisions Made and Withdrawn Applications**

To consider the report of the Director City Development. (Pages 39 - 62)

7 **Appeals Report**

To consider the report of the Director City Development. (Pages 63 - 64)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 4 September 2023** at 5.30 pm in the Civic Centre.

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.

Follow us:

[Twitter](#)

[Facebook](#)

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

This page is intentionally left blank

PLANNING COMMITTEE

Monday 12 June 2023

Present:-

Councillor Knott (Chair)

Councillors Asvachin, Jobson, Ketchin, Miller, Mitchell, M, Sheridan, Warwick and Williams

Apologies

Councillors Lights, Bennett, Branston, Hannaford and Wardle

Also Present

Director of City Development, Service Lead City Development, Principal Project Manager (Development Management) (CC) and Democratic Services Officer (HB)

42

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

43

PLANNING APPLICATION NO. 23/0172/FUL - STATION ROAD, PINHOE PLAYING FIELDS, STATION ROAD, PINHOE, EXETER

The Service Lead City Development presented the application for a Community Hub Building to include a library, sports changing rooms, cafe, multi-purpose function rooms and office space. It was a resubmission of approved application 19/1105/FUL, which had lapsed.

The Service Lead City Development provided the following information:-

- the proposal involved the demolition of an existing building and the construction of a new community hub building to accommodate various services, including a café; new sports changing rooms; two multi-purpose function rooms; office space; washroom facilities and the relocation of the Pinhoe Library, which would include provision for ICT services. The existing play area would be relocated further west as part of the build;
- the principle of a community building, including changing rooms on this site, was acceptable;
- the design, scale and massing were acceptable;
- one objection had been received regarding the lack of additional parking and increased traffic generation on Station Road;
- there had been no objections from Highways or Sport England; and
- the proposal complied with local and national policies supporting communities, a healthy lifestyle, and protecting the environment and local amenities. It would significantly contribute to the quality of life of Pinhoe residents.

The Service Lead City Development, responding to a Member's query, advised that a condition required that no amplified music would be played outside 8:00 and 20:00 hours and that this extended to the boundary of the site as shown on the circulated plan.

Members supported the application, which would provide a greatly enhanced facility for Pinhoe and which was greatly welcomed by the local community.

The recommendation was approved, subject to the conditions set out in the report.

The Chair moved the recommendation for approval which was seconded, voted upon and carried unanimously.

RESOLVED that planning permission for a Community Hub Building to include: a library, sports changing rooms, cafe, multi-purpose function rooms and office space be **APPROVED**, subject to the conditions set out in the report.

44

PLANNING APPLICATION NO. 22/0756/FUL - NEWBERY BREAKERS YARD, REDHILLS, EXETER

The report of the Principal Project Manager (Development Management) (CC) for six detached, 5-bedroom residential dwellings and associated access and landscaping was received.

At the Planning Committee held on 24 April 2023, Members had been minded to refuse the application and it had been resolved to defer the application to allow for the technical reasons for refusal to be clarified. Members had referenced highway safety and sustainable transport as concerns and requested that the refusal reasons cover pedestrian safety issues created through the lack of footpath on Redhills, alongside a failure to provide safe, sustainable transport options for the development's occupants.

Since the publication of the report to this meeting of the Planning Committee the Chair advised that an application for non-determination had been submitted to the Planning Inspectorate and confirmed as received by them. It has been confirmed with the Planning Inspectorate that as an appeal had been lodged a decision notice cannot be issued on this application. However, the Committee was instead asked to confirm their formal position as evidence in support of the Council's case at the appeal.

The Council's formal position on the application as set out below was noted.

RESOLVED that the Council's formal position in respect of the application for six detached, five-bedroom residential dwellings and associated access and landscaping is that the application should be refused as the proposal is contrary to Paragraphs 110 and 111 of the National Planning Policy Framework (2021), the National Design Guide, Objectives 1, 3 and 5 and Policies CP9 and CP17 of the Exeter Local Development Framework Core Strategy, Policies AP1, H2, T1, T3. DG1 of the Exeter Local Plan First Review 1995-2011, the Sustainable Transport Supplementary Planning Document and the Residential Design Guide Supplementary Planning Document because, by reason of the location and design of the proposed development, it would:-

- (a) fail to provide pedestrians safe access to and from the site; and,
- (b) fail to provide cyclists safe access to and from the site; and,
- (c) fail to promote sustainable modes of transport, resulting in car-dependent development.

resulting in an unacceptable risk of conflict between road users, which would harm highway safety.

45

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Director City Development was submitted.

RESOLVED that the report be noted.

46

APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

(The meeting commenced at 5.30 pm and closed at 5.55 pm)

Chair

This page is intentionally left blank

PLANNING COMMITTEE

Monday 19 June 2023

Present:-

Councillor Paul Knott (Chair)

Councillors Asvachin, Bennett, Jobson, Ketchin, Lights, Miller, Mitchell, M, Sheridan, Wardle and Williams

Also Present

Director of City Development, Service Lead City Development, Assistant Service Lead - Development Management (Major Projects), Principal Project Manager (Development) (CMB), Planning Solicitor and Democratic Services Officer (HB)

49

COUNCILLOR ASVACHIN

The Chair asked Members to note that, prior to appointment at Council on 18 July 2023 in respect of the position of a Deputy Chair of the Planning Committee, in the absence of a Deputy Chair, who normally chaired the Planning Member Working Group, Councillor Asvachin had chaired the meeting of the Group on 12 June 2023.

50

MINUTES

The minutes of the meeting held on 25 May 2023 were taken as read, approved and signed by the Chair as correct.

51

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

52

PLANNING APPLICATION NO, 21/1676/FUL - LAND NORTH EAST OF 371 TOPSHAM ROAD, EXETER

The Assistant Service Lead - Development Management (Major Projects) presented the application for the development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.

The Assistant Service Lead - Development Management (Major Projects) reported that the application had been deferred at the previous meeting of this Committee on 25 May 2023 so that changes to the conditions could be carried out. A Member had also asked if amenity could be improved, taking into account the local community's concerns.

Accordingly, the following revised and new conditions had been agreed with the applicant as set out in the report and detailed as follows:-

- condition 14 had been added to require a Border Management Plan;
- condition 21 had been added to prevent the use of herbicides etc.;
- condition 17 (now 18) had been amended to provide opening hours of 9.30am during the week and 10.00am on Saturdays, Sundays and Bank/Public Holidays;

- condition 13 has been amended to require biodiversity monitoring.;
- no further condition has been added with respect to noise, as condition five already required a Noise Impact Assessment to be submitted and approved by the Local Planning Authority, and any necessary mitigation measures to be implemented, as recommended by Environmental Health. Sound proofing can therefore be secured through this condition if it is considered necessary.

As amenity could cover a wide range of issues it had not been possible to pin down improvements in this regard. The issue of whether public access could be allowed on the site, for example when the facility was not in use had been raised again; however, the applicant had stated that this was not possible for safety, security and insurance reasons. Members were reminded that this has no bearing on whether planning permission should be granted or refused.

The original committee report to this Committee on 25 May 2023 was attached as an Appendix which contained an assessment of the salient planning issues that Members were asked to consider when coming to a decision.

In respect of lighting in the car park, Members were reminded that this was controlled by condition 19, so no lighting could be installed unless agreed by the Local Planning Authority. The applicant had confirmed that no lighting was proposed in any case.

Councillor Begley, having given notice under Standing Order No. 44, spoke on the item. She read statements from Gill Barnes and Phil Wright raising the following points:-

Gill Barnes

- 340 residents have objected strongly to this application and the way it has been conducted. A seven-five vote rejecting the case officer's recommendation was called undecided at the meeting of this Committee on 25 May 2023 and deferred by the Chair. The officers offered the Club an opportunity to improve their plans;
- the Club have been allowed to submit amendments without any consultation. They did not consult with Natural England as it is mandatory for them to be included in all discussions throughout the planning process nor contact made with the RSPB nor the Devon Wildlife Trust;
- of the seven issues the Club were asked to improve, only one has been completed - the banning of herbicides, pesticides and fertilisers which cause many problems, especially the glyphosate that is in use on Exeter Road but about to be banned by Defra;
- the issue of opening and closing times was incomplete but the times to commence were basically as agreed. Weekdays opening is agreed at 9.30 am to avoid the number of cars on the road and for Saturdays, Sundays and Bank Holidays the start is 10.00 am. With no floodlighting at all, the closing times need to be flexible according to the season but this should be discussed further as 9.30 pm in the summer months is too late when the adjacent houses have school children and babies trying to sleep. 8.30pm weekday is proposed as a compromise. Weekends and Bank Holidays the times are reasonable at 8.00 pm.;
- clarification is needed on the timing of ball collecting and grass cutting as it is assumed that it would be in the hour prior to opening time;
- no border management plan has been drafted;
- the monitoring method to ascertain any increase in Biodiversity is not evident;

- the colour of the actual building has not been confirmed. Interior lighting and the oversized car park are other issues that need addressing, as does the archaeology assessment;
- there has not been any clarification on noise or the required noise assessment. Under normal circumstances in an area of tranquillity such as this, there is no disturbance at all by noise from humans. It is one of the most secluded fields in the Ludwell Valley because of its lack of access to walkers, runners etc. so the wild life is completely undisturbed. This field provides peace and quiet alongside the adjacent Community Orchard field where there are seats to enjoy this continuous tranquillity. Any noise, however, small can adversely affect wildlife and ecosystems. External amenity spaces are an intrinsic part of the overall design of the Park and Site 53 is one of the most important and should not be changed to accommodate a driving range etc.;
- the Club chose to use its existing land three years ago when the pond was enlarged and the 18th hole extended by some 60 yards .Previously, the Club sold off two areas of their own land to the same developers, Heritage Homes now Heritage Bricks but under the same ownership. The Club do not need to have a purpose built range to practice;
- the local residents have also raised concerns over the lack of any archaeological report as there are the remains of a bronze age hut and a cremation pit;
- the revised Exeter Local Plan will be published later this year. It has retained LS1 which has been referred to as being out of date but will include that policy which the Golf Club believes justifies their application and presence in this Valley Park. The list in the leisure section of the Local Plan on informal recreation does not cover the proposed use of a golf driving range. Informal recreation in any Valley Park is limited and there is no mention of organised sport or any ball games;
- a Geo Environmental report in 2019 refers to the asbestos contamination within the field and unexploded ordnance. A thorough investigation by an expert is necessary; and
- this field must remain as a tranquil peaceful place and remain of landscape value and part of a working farm.

Phil Wright

- clarification is required on times for mowing and ball collection;
- residents should be involved in border maintenance and landscaping and there has been no consultation on how this can occur;
- confirmation is required that there will be no exterior lighting of any kind; and
- most things asked for are included in the recommendations except the most important that the field will be protected from future development.

Gill Baker, speaking against the application, raised the following points:-

- this application was first submitted in 2021 and, thanks to the efforts of the planning officers and input from over 400 consultees, it has been revised to achieve a “less worse” impact on this important part of Exeter’s greenspace. But it is necessary to decide whether “less worse” is acceptable and whether this development will have an impact on the biodiversity, landscape and public amenity value of Ludwell and whether any building in the Valley Park is acceptable or whether it is more reasonable for valuable land like this to be strategically ring-fenced as part of our green infrastructure;
- with the increase in housing development across the city it is increasingly important to expand the area of the city’s valley parks for the common good;

- it also needs to be decided if this loss of undeveloped greenspace is acceptable and if it is a reasonable development - how can it be ensured that is not just “less worse” but the “least worst”;
- the Committee is being asked to determine whether the development as described is reasonable within planning terms and also if the applicant will be reasonable in restricting the development to the detail shown in the latest proposal;
- the development must not be a bit-by-bit return to the original proposal or incrementally become something worse;
- the scheme has received over 300 objections, is contrary to the Valley Park Masterplan and compromises the city’s Green Infrastructure strategy;
- the right decision is the one made at the 25 May 2023 meeting. The proposal should be refused and every power should be used to ensure that the proposal is the “least-worse” as possible. This would mean setting strict legal conditions and paring back the development to an absolute minimum; and
- the integrity of Ludwell Valley Park must be protected.

She responded as follows to Members’ queries:-

- there has been insufficient scrutiny of the proposal which requires more consideration before a decision is made in order to protect the Valley Park; and
- the requirement for a 30 space car park is contradicted by the Club’s statement that only three cars an hour will enter the site and it is anticipated that the use of the car park will grow. The use of grasscrete will disrupt the ecology of the area and its use could lead to purposes other than supporting the Driving Range facility.

Will Gannon, speaking in support of the application, raised the following points:-

- since the Planning Committee meeting on 25 May 2023, the case officer has contacted the Club to request amendments to the planning conditions and the Club are happy to confirm full agreement;
- the focus of the Club is not only about providing sporting facilities for the residents of Exeter but also to highlight its activities in terms of charity and community work as well. The Club has agreed to host a visit from students and teachers from the Exeter Deaf Academy to learn about the different career possibilities on offer at the Club;
- the Club is very keen to substantially improve the biodiversity of the application site and wish to support the ethos of Exeter City Council in this respect. The Club will also be introducing new well-being functions to the vacant land and be responsible neighbours, as it is at its main site;
- public access to the land is not currently available and this will continue to be the case in future, mainly due to insurance issues, as well as general safety and security matters; and
- the Club wants to relocate its Golf Academy to this new site to become its permanent home.

He responded as follows to Members’ queries:-

- quiet electric vehicles will be used for maintenance and all maintenance works and ball collections will be undertaken during the opening hours set out in the conditions; and
- the Club has undertaken consultation with the local residents and will continue to hear any concerns raised as is the case with the existing facility.

The Assistant Service Lead - Development Management (Major Projects), in response to Members' queries, advised that:-

- the proposal accords with Policy CP16 of the Core Strategy, which is more up to date than the Local Plan First Review, and the background text of Policy CP16 confirms that the Valley Park can provide formal as well as informal recreation uses;
- any additional development such as the provision of berm lighting, as exists on the current facility, would require planning permission;
- the site layout shows 26 car parking spaces but does not show disabled spaces or cycle parking in accordance with the Sustainable Transport Supplementary Planning Document so it follows the number of spaces will reduce;
- the car park will be behind the building in views from the publically accessible parts of the Valley Park;
- an archaeological assessment will need to be undertaken prior to the commencement of the development;
- a Noise Impact Assessment must be submitted and approved by the Local Planning Authority, and any necessary mitigation measures to be implemented. This requirement was in response to concerns raised by residents. The area is an agricultural field and there have been concerns in the past from residents regarding noise from tractors in the early morning;
- an additional condition can be added to require a survey of the land to determine the existence of asbestos and any unexploded ordnance for necessary mitigation measures to be undertaken;
- the public consultation ended prior to the previous Committee on 25 May 2023 and Members at that Committee did not ask for any additional consultation to be undertaken, which would not happen automatically for changes to conditions; and
- the location of the building and car park will be on land that can be defined as a brownfield development and the rest of the site would be defined as green field.

The Director City Development provided the following concluding points:-

- the application had been deferred at the meeting of the Planning Committee on 25 May 2023 in order to request the applicant to consider changes to the application;
- the application is to be considered in the context of the Core Strategy and not the forthcoming Exeter Plan which is yet to be adopted; and
- an additional condition in respect of asbestos and unexploded ordnance can be added which can be carried out as a desktop exercise.

A Member stated that it was important to balance the needs and concerns of the local community with the wider provision of recreational facilities for the city as defined within the Core Strategy. He noted the measures proposed and agreed by the Club to mitigate the concerns that had been raised.

The Chair moved the recommendation for approval including the conditions set out in the original report as amended by the new conditions in the report to this Committee together with an additional condition in respect of asbestos and unexploded ordnance which was seconded, voted upon and CARRIED.

RESOLVED that planning permission for the development comprising change of use to golf driving range including construction of an eight bay and two training bay facility incorporating equipment store and car park be **APPROVED**, subject to the conditions as set out in the report as amended by the new conditions in the report to

this Committee together with an additional condition in respect of asbestos and unexploded ordnance.

The meeting adjourned at 18:20 and re-convened at 18:35.

53

PLANNING APPLICATION NO. 22/1746/RES - WEST PARK, UNIVERSITY OF EXETER, STOCKER ROAD, EXETER

The Principal Project Manager (Development Management) (CMB) presented the application for approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping. The application had been deferred at the previous meeting of this Committee on 25 May 2023 so that a site visit could be arranged.

The Principal Project Manager (Development Management) (CMB) spoke to the presentation, highlighting the following matters:-

- a site visit had been undertaken on 9 June 2023;
- concerns from residents of the impact on residential amenity and the potential overbearing impact and loss of privacy to neighbouring dwellings arising from proposed Blocks CB, ST and GH;
- the scheme was displayed via 3d models in the meeting;
- the additional information sheet clarified planning considerations material to current Reserved Matters application compared with Outline consent already granted;
- 20/1684/OUT approved plans included a Site Location Plan, a Demolition Plan, Land Use Parameters Plan, a Movement and Access Parameter Plan, a Heights Parameter Plan and a Landscape and Biodiversity Parameter Plan;
- reserved matters comprised layout, scale, appearance and access approved (subject to conditions) under the Outline consent. The appearance of the buildings had been assessed at the reserved matters stage and found acceptable subject to conditions regarding detail of materials. Access had been approved in terms of Highways safety and conditioned at Outline stage in terms of Highways safety and accessibility had been found acceptable at the reserved matters stage. The Landscaping Strategy had been approved and conditioned at Outline stage with further conditions at reserved matters stage;
- condition 15 specifying maximum gross internal floor area of 49,821sqm;
- parameter plans showing the limit and extent of development had been approved as follows:-
 - layout, scale, appearance and access approved condition 15 specifying maximum gross internal floor area of 49,821sqm;
 - Layout showing the maximum internal floor area of 49,821square metres in total, building footprints to not exceed areas defined in the Land Use Parameter Plan; the detailed layout of the proposed development falling within the approved parameters, the impact on residential amenity having been assessed in principle at the outline stage and therefore window control zones and height limits were set out on approved plans;
 - a more detailed assessment on residential amenity has been undertaken and found acceptable;

- the maximum scale had been approved at outline stage with the maximum floor areas conditioned via Land Use Parameters Plan and maximum Gross Internal Area condition;
- maximum heights were conditioned via the Heights Parameter Plan. As such, provided that the reserved matters scheme did not exceed the approved parameters, then the proposal must be considered acceptable in terms of scale.

The Principal Project Manager (Development Management) (CMB) referred to Residential Design Supplementary Planning Document (SPD) regarding the loss of privacy and overbearing impact detailing how the development met the criteria set out in the document, in particular in respect of Elmbridge Gardens, Dunvegan Close and other properties. In terms of loss of privacy, a minimum back to back distance of 22 metres was required between habitable room windows and in terms of harm to outlook the distance between habitable room windows and an elevated blank wall had to be a minimum of two times of the height of the wall plus the ground level difference. The plans met these criteria.

The Principal Project Manager (Development Management) (CMB) provided the following concluding points:-

- the University was of strategic importance to Exeter in terms of economy, education and vitality which provided substantial positive weight;
- Core Strategy, Local Plan and Supplementary Planning Guidance sought as much purpose built student housing on campus as possible to reduce housing pressures in city. The proposal would meet this need with nearly 1,500 net gain;
- a rigorous assessment of the adverse impacts of the scheme in terms of visual and residential amenity had been undertaken, amendments and additional information secured and conditions recommended to overcome concerns;
- on balance, the benefits of the scheme outweighed any adverse impacts and the reserved matters were considered acceptable overall;
- it was considered that there were no policy grounds for refusal; and
- the application should, therefore, be approved in line with NPPF paragraph 11 c).

The Director City Development, the Principal Project Manager (Development Management) (CMB) and the Planning Solicitor, in response to Members' queries, advised that:-

- in terms of student safety in light of the increase in total numbers, the Highways Authority had confirmed that access arrangements were satisfactory and that the uplift in student numbers was not considered significant;
- the Committee should consider the application before it and not suggest a change in direction of one of the student blocks, for example, from east to west to north to south;
- there would be vehicular access around the whole of block ST, including for emergency vehicles;
- the application was for student accommodation which could include summer school accommodation. It would be unreasonable to seek to impose a control on the nature of accommodation the University might wish to seek;
- a number of plans were approved at outline stage including height parameters and it was not possible to revisit issues agreed at outline stage in 2021; and
- storey numbers are predicated on the differing site levels and in some cases the sites have been excavated to accommodate the number of storeys - there was therefore flexibility within the parameter plans and officers were satisfied that the

maximum height in the plans had not been exceeded. The footprints were controlled under the land use parameters plan also agreed at outline.

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

Issues raised on behalf of some of the residents:-

- purpose it to correct errors raised by UPP contained within the outline and reserved planning applications to be corrected for the Committee to reach an informed decision which includes the last three years since the planning application started;
- height of Block ST which was initially Block B1 which has never been six storeys and reduced to four but was initially four storeys and reduced to a three storey on one small end portion with residents objecting to four storeys;
- the number of beds had not been reduced from 182 to 134. The initial figure of 134 now increased to 155 beds;
- separation distances between blocks and houses – ST to Elmbridge Gardens claimed to be 92 metres but is actually 89 metres from building to building and 39.5 metres on the resident's property so actual distance is 49.6 metres which is important in terms of amenity. The figure is reduced further if road access is included with many vehicles visiting the block;
- 26 objections/feedback forms sent to the applicant in December 2022 but not summarised in the community statement by UPP or passed to the Council or considered as part of the planning process and are therefore not on public record;
- traffic fatalities occurred over five years ago and therefore do not show on Highway Authority records;
- the many extra deliveries for the planned 1,500 extra students will increase traffic;
- ST will have 54 open windows on one side directly facing residents and 48 on another plus doors, outside areas and the bike store but window control zones were only put on one side of the building. On building CB there will be 41 windows plus doors in a large social area giving a total of 143 windows facing homes. Block ST will have 43 windows facing 63 Streatham Rise which added to Block CR will result in 111 windows facing their house and gardens;
- images of ST and CB in the application have been hidden from residents at each stage of the application with residents expressing objections to the size and overbearing impact of the blocks on residential amenity at every possible consultation stage despite requests for pictures and models of what the buildings would look. These had not been forthcoming. All written requests for feedback were ignored until 6 February when ST was finally shown but marked QR;
- policy states that buildings should not harm the character of buildings and not reduce the amenity of neighbouring properties or create an imbalance in the local community. Creating high quality buildings is fundamental and good design is a key aspect of sustainable development. Effective engagement is also essential between all interested parties;
- there has been no engagement with residents and if this continues residents and students will be poorly designed buildings and there will be constant conflict between residents and students; and
- it is not too late for UPP to consult.

Comments of Councillor Pearce

- outline permission has been granted but is contingent on reserved matters being agreed. Section 97 of the Town and Country Planning Act 1997 give planning authorities power to revoke or modify any existing permission if work has not started. Work has not started on this application;
- it is in the gift of the Committee to refuse or support planning recommendations;
- additional technical details should have come forward at an earlier date; and
- a four storey building would be considered overbearing by a reasonable person so the residents of Elmbridge and Dunvegan understandably feel aggrieved.

Christopher Wakely, speaking against the application, raised the following points:-

- thank you to those of you who were able to take part in the site visit to the Birks Grange/West Park development;
- we all support the University's decision to accommodate its students on the main campus but wish for an open dialogue to reduce the detrimental impact of planned building on the local residential community;
- the impact of two buildings on the loss of privacy, noise and light pollution and general nuisance is significant;
- visualisations show the true impact of the steep gradient but they only appeared on the planning website at the end of February after the final date for objections. The image shows how blocks CB and ST have an overbearing impact on residences in Elmbridge Gardens and Dunvegan Close;
- the plan of Birks Grange/West Park Site show how the six-storey CB (41 windows) and four-storey ST (52 windows) look directly on to homes in Elmbridge Gardens and Dunvegan Close;
- the 3D printed model shows a flat lawn between block ST and the homes in Elmbridge Gardens but cardiac hill is missing;
- visualisations of block ST from Elmbridge Gardens and Dunvegan Close show how block ST is the equivalent of a 10-storey building from street level in Elmbridge Gardens which has an overbearing detrimental impact on privacy;
- the re-orientation of block ST towards the north west is suggested so that it faces Birks Grange Village rather than homes which would be a simple mitigation;
- re-siting the shop planned for the ground floor is suggested so that students from West Park do not contribute to the pedestrian traffic coming down the hill rather than towards the main campus;
- block ST - this four-storey block is planned for a site not currently used for student accommodation and has an equivalent height of a 10-storey building from residential roads. It is surrounded on three sides by residential properties. It will have 155 bedrooms with 52 windows looking directly over Elmbridge Gardens and Dunvegan Close. It is considered overbearing and should be removed altogether or re-orientated towards the north-west so that it overlooks Birks Grange Village rather than homes. It could be reduced in height to two storeys;
- there will be a detrimental impact from greatly increased vehicular and pedestrian traffic as the main access to the West Park site;
- there has been a lack of openness in the consultation process with too many late changes;
- the objectives of the Liveable Exeter vision should be upheld to strengthen neighbourhoods, create new communities and improve quality of life; and
- Glenthorne Road is an example of a push for extra quantity and profit which has created an over-intensified student accommodation block that has obliterated the local resident community.

Responding to a Member's query, he advised that the height of Block CB, a six-storey block would mean that it would look over the tree cover and directly into the homes in Elmbridge Gardens and Dunvegan Close and that the height should be reduced to four storeys.

Mike Shore-Nye, speaking in support of the application, raised the following points:-

- the heights, massing and the amount of accommodation proposed were assessed by officers and determined to be acceptable at outline stage and these constraints are defined within the parameter plans approved at outline stage;
- this Reserved Matters application is therefore predominantly concerned with the design of the proposed buildings, which has been subjected to significant public consultation, Design Review Panel scrutiny and detailed discussion with the Council's Urban Design and Planning Officer;
- there was a particular focus on the height of Block ST and its proximity to neighbouring properties at the Planning Committee on 25 May 2023. In terms of height, this building was reduced from six and four storeys to four and three storeys at outline stage following public consultation. The four-storey element of Block ST is 2.2 metres below the maximum height within the consented Parameter Plan;
- regarding proximity to neighbouring properties, Block ST follows the guidelines set within Exeter City Council's Residential Design Guide Supplemental Planning Document. The SPD calculation requires a minimum separation distance of 42.7 metres to the nearest property on Elmbridge Gardens, taking account of the level changes between the site and neighbours. The actual separation distance comfortably exceeds this at 92 metres. Block ST is fully compliant;
- regarding passing across 26 consultation feedback forms to the planning authority, following usual practice, the comments within these forms were summarised within the Statement of Community Involvement;
- concerns were expressed on the increased risk of traffic accidents on Cowley Bridge Road and New North Road due to the development - Highways Authority did not raise any concerns based upon the risk of accidents. Also, their own five year website data shows there have been no fatal accidents on this road within this time;
- at outline stage, the Council specifically asked the applicant for a shop to be retained as part of the development in order to reduce student footfall outside of campus. If other students wish to use this shop, the quickest and most direct route is to use the nearby footpath, situated on university land;
- condition 25 of the outline consent requires the applicant to provide detailed proposals for the management of surface water and silt run-off from the site during construction. In response to this condition, a proposed Drainage Strategy has been submitted; and
- since 2019, this development has evolved in response to officer, design review panel and public feedback. The result of this process is a compliant scheme. When completed, West Park will lead the education sector in low carbon, sustainable student accommodation. The project will also provide significant social value and local economic benefit to the city and wider community. West Park will help to meet current and expected future growth and build upon the University's £1.6 billion of output to the local and UK economy, together with supporting 15,500 jobs.

He responded as follows to Members' queries:-

- the suggestion for the re-positioning of the blocks would be costly in terms of finance and time and there is a commercial need to maximise the use of the site to ensure viability. The proposals meet the Council's design guidance and simply reducing or removing blocks will have an adverse impact on the Business Plan which is part of the overall work in bringing forward the scheme;
- the supplementary information provided by the applicant sets out the stages in public consultation and includes the reductions in heights put forward in response to consultations;
- the University also wishes to live in harmony with its neighbours and takes its responsibilities to the community seriously. The provision of on-campus student accommodation helps meet the Council's goal of reducing houses in multiple occupation; and
- the management regime to control student behaviour will be robust and similar concerns regarding the East Park development did not materialise. It is believed that the scheme will have a positive impact on the city.

Members expressed the following views:-

- whilst recognising the great value the University brings to the city in terms of education, culture, economy and diversity, to promote harmony with the community, consideration should be given to recalibrating some of the blocks so that students will look out onto students rather than neighbouring residential properties;
- whilst no one is opposed to a form of development to accommodate students, the concerns raised before and after outline stage have not been adequately addressed and, given that the buildings will be in situ for many years, in the interests of residents and to ensure long term harmony, the plans should be revisited;
- the County Council Highways officer has not provided sufficient information to back their statement that there are no highway concerns. Referencing data which only covers the last four years does not provide sufficient transparency or confidence that the road network is safe. There are a number of hotspots where traffic accidents can occur such as near the Buller statue and along New North Road and there have been fatal accidents in the area. The data provided is not sufficiently robust.

The meeting adjourned at 19:30 and re-convened at 19:35 enabling Members to view the 3D model.

The Director City Development and Planning Solicitor provided the following concluding advice:-

- it is not possible to recalibrate or mitigate the matters which have already been granted planning permission at outline stage by another Planning Committee in 2021. These cannot be revisited when reserved matters are under consideration;
- the Committee needs to consider the discharge of reserved matters within the application;
- advice has been given on the difference between outline and reserved and the status of the approved plans in relation to layout, scale, access and highways. Information was also provided on residential amenity and highways and how it relates to guidance within Supplementary Planning Guidance. The reserved matters are well within those policy guidelines;

- information has been provided on the community engagement undertaken by the University and also criticism of the level of that engagement. The issue of the applicant's community engagement is not a planning consideration but is encouraged when developments come forward;
- the issue of the proximity of Block ST to residents and the request to recalibrate cannot be considered at reserved stage as it falls within the footprint set out within the parameter plans agreed at outline stage;
- likewise, details of heights and access and how movements can be achieved were also agreed at outline stage;
- the details within the 3 dimension box can be considered; and
- the current footprint of Block ST as shown on the parameters plan cannot be rotated as it would fall outside the land use parameters plan already approved which sets out scale and massing.

The Chair moved the recommendation for approval which was seconded, voted upon and CARRIED after his casting vote.

RESOLVED that the application for planning permission for reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping be **APPROVED** subject to the conditions set out in the report.

54 **PLANNING APPLICATION NO. 23/0321/FUL - LAND ON THE WEST SIDE OF BELLE VUE ROAD, EXETER**

The Chair reported that the application for the erection of a fixed ground mounted Solar Photovoltaic array with an expected capacity of no less than 1.07MWp of generating capacity, a transformer substation, cable run, associated access, fencing, biodiversity measures and ancillary works had been **DEFERRED** at the request of the applicant and would be considered at the July meeting of this Committee.

55 **LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the Director City Development was submitted.

RESOLVED that the report be noted.

56 **APPEALS REPORT**

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

(The meeting commenced at 5.30 pm and closed at 7.58 pm)

Chair

Planning Committee Report – 23/0321/FUL

1.0 Application Information

Number:	23/0321/FUL
Applicant:	University of Exeter
Proposal:	The erection of a fixed ground mounted Solar Photovoltaic array with an expected capacity of no less than 1.07MWp of generating capacity, a transformer substation, cable run, associated access, fencing, biodiversity measures and ancillary works.
Site Address:	Land On The West Side Of Belle Vue Road Exeter
Registration Date:	6 th April 2023
Link to Application:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RR5RJSBHM9A00
Ward Member(s):	Cllrs Mitchell, Mitchell and Pearce.

Reason Application is going to Committee: Requested by Members at Delegation Briefing.

2.0 Summary of recommendation

APPROVE subject to conditions.

3.0 Reason for the recommendation:

The harms identified through landscape impact on the setting of the city and the rural character and appearance of the Duryard Valley Park mean that the scheme conflicts with policy L1 and LS1 of the Exeter Local Plan 1st Review.

However very substantial weight is given to the benefits of the scheme in terms of renewable energy generation, and hence it is considered that it does comply with policy EN6.

On balance it is therefore concluded that the benefits of the scheme in terms of renewable energy generation outweigh the visual and landscape harm and harm to the Duryard Valley Park, and the proposal is therefore considered to be in conformity with the development plan taken as a whole.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	<p>Policies L1 and LS1 of the Local Plan 1st Review and policy CP16 of the Core Strategy protect the valley park site from development other than in connection with the open spaces use of the site. Policy EN6 of the Local Plan allows renewable energy development where the Landscape impact are considered to be outweighed by the benefits of the development.</p> <p>The principle of development is only acceptable therefore if the benefits are considered to outweigh the landscape harm, and all other harms.</p>
Scale, design, impact on character and appearance	<p>The scale of development and the design, with low angled panels on the upper parts of the site and short runs of panels arranged around the contours of the hill, is considered to make good use of the site extent whilst reducing its potential visual impact and glare. The design of means of enclosure and provision of landscaping enhancement can be secured by condition.</p>
Impact on residential amenity	<p>The Noise Assessment concludes that the development is not likely to harm amenity of local residents through noise, which can be conditioned to be part of any consent.</p> <p>Whilst the array will be directly visible from a small number of dwellings and will result in visual prominence and some reflective glare, the magnitude of these harms are not considered to be such the magnitude of these impacts are not considered to be such to result in unacceptable of loss of residential amenity.</p>
Access	<p>There are no highways impact concerns.</p>

	<p>The proposals include permissive access to the lower part of the field containing the proposed solar array.</p> <p>The construction access route is considered to be the least harmful to landscape and tree planting available through the University estate. A condition can require reinstatement of the access track to greenfield or to more rural character for maintenance access purposes once no longer required for construction can be required by condition.</p>
Wildlife, Ecology and Biodiversity	<p>The site is a County Wildlife Site and is designated as Site of Nature Conservation Importance. Policies LS4 of the Local Plan 1st Review guides that development that harms such a site would only be permitted if the need for the development outweighs the harm, the extent of damage is kept to a minimum and appropriate mitigation and compensatory measure are implemented.</p> <p>The comments of the Ecology and Biodiversity Officer, including in relation to the objection form the Devon Wildlife trust are noted.</p> <p>Provided the mitigation measures set out in the Ecological Impact Assessment are secured by condition, with the changes to the landscape and ecological mitigation identified, the proposals are considered to accord with the aims of Policy LS4.</p>
Impact on landscape	<p>The development is considered harmful to the landscape quality and character of this part of the Duryard Valley Park through an urbanising impact.</p>

	<p>As such the development is contrary to Policies L1 and LS1 of the Local Plan and policy CP16 of the Core Strategy.</p> <p>Reinstatement of the site to greenfield once no longer required for solar generation can be required by condition.</p>
<p>Net Zero and Renewable Energy Generation</p>	<p>Policy EN6 supports Renewable Energy proposals where the renewable energy benefits outweigh any harm to landscape.</p> <p>It is considered that very significant weight should be given to the provision of this additional 1MW solar PV installation in the interests of meeting Net Zero Carbon targets and mitigating the effects of climate change given the scale of additional generation considered to be required in the City.</p>

5.0 Description of site

The selected site is located 2km north of the city centre bound to the north by residential development, to the west by the grounds of Avanti Hall School, to the south by the University student accommodation, and to the east by the Duryard Valley.

The site is comprised of a field sloping down towards the south and west where it is bounded by established treed landscape.

The Site of the proposed development extends to 2.3 Hectares with 1 hectare being the solar array. The remainder of the application site is required to accommodate the construction of a temporary access track and associated landscaping and biodiversity mitigation and enhancement measures.

The site falls within the Duryard Valley Park and is a designated a Site of Nature Conservation Importance and County Wildlife Site. The site of the solar array is Grade 3 agricultural land.

The Duryard Valley is recognised for its matrix of meadows and woodland which host a wide range of wildlife that thrive in its quiet valleys.

6.0 Description of development

A fixed ground mounted Solar Photovoltaic array with an expected capacity of no less than 1.07MWp of generating capacity, a transformer substation, cable run which allows a direct electrical connection into the University's private H/V electrical network with below ground cables, associated access, fencing, biodiversity measures and ancillary works.

A temporary construction access with a crossing of the brook is proposed with a construction compound on an existing University Duryard Residences hardstanding car park. Access being via the University Estate from Cowley Bridge Road.

7.0 Supporting information provided by applicant

The applicant has submitted the following documents in support of the application:

- Planning Statement
- Biodiversity net gain report
- Construction Plan
- Design and Access Statement
- Flood Risk Assessment
- Grid Connection Offer
- Land Classification and Use Report
- Landscape Specification
- Glare Study
- Substation and Transformer information
- Landscape and Visual Impact Assessment
- 3D Visualisations

8.0 Relevant planning history

[23/0319/SO](#) Screening Opinion for Solar Farm. Not EIA Development.
13.03.2023.

9.0 List of constraints

Valley Park
Landscape Setting of City
Site of Importance for Nature Conservation
County Wildlife Site

10.0 Consultations

All consultee responses can be viewed in full on the Council's website.

Exeter Airport: This proposal has been examined from an Aerodrome Safeguarding aspect and does not appear to conflict with safeguarding criteria. Accordingly, Exeter Airport have no safeguarding objections to this development provided there are no changes made to the current application.

ECC Environmental Health: Approve with conditions, CEMP, noise, unsuspected contamination.

ECC Trees Officer: There are no arboriculture objections to the above proposal. The loss of trees (T20) is of course regrettable, but understandable given its poor condition and the need to make way for the access track. Removed tree to be replaced by a robust replanting plan that is to be approved by the councils Landscape Officer. The proposed planting in the vicinity of the veteran trees on site is expected to help to create continuity of habitat. However, care must be taken not to plant too close to existing trees, particularly veteran specimens, which may be vulnerable to disturbance and competition from newly planted trees.

ECC Landscape and Urban Design Officer: Construction and repair of construction access needs clarification. In use access track is unsuitable as proposed. Permissive access to the field in which the solar panels are located is welcomed. Consider additional planting to the north of the proposed arrays. Consider hedge planting to perimeter in addition to stock fencing. Substation is isolated and placement should be reviewed.

The residual scale of change from viewpoints 01d, 02a, 04 and 05 is considered to be medium/large rather than small.

ECC Ecology & Biodiversity Officer:

The assessment of the grassland is accurate with the area mapped as a poor example of MG5 on the southern side of the northern field, and rest of the grassland as other neutral. It presents as an old meadow that has been under-managed, with coarse grasses now dominating forming an MG1 type community. With the site under a management plan, there is potential to restore and enhance this part of the CWS over the life of the scheme.

I have also read the DWT response, and feel that the concerns in relation to the grassland and management can be addressed through the LEMP condition. With regards to reptiles, DWT objected to a lack of survey. My view is that while surveys would have provided more information, I don't feel their confirmed rather than assumed presence would alter the mitigation proposed, since there would not be a need to translocate reptiles for a solar farm as the grassland is retained and because the construction impacts are short-term and localised. The CEMP condition below will secure appropriate reptile mitigation.

With regards to the woodland removal, it is regrettable that the section of woodland is to be removed for access, but as it is temporary and will be restored, the overall effect is not considered significant.

The Ecological Impact Assessment (GE Consulting, 2023) recognises that the site forms part of a County Wildlife Site and it proposes various measures which are proportionate to the biodiversity value of the site. The measures proposed should be secured through planning conditions.

The report states that no lighting is proposed, therefore on this basis, a sensitive lighting strategy condition is not necessary.

No objection to the proposals with suggested conditions, but request a reduction in tree planting within the grassland and some other specifics which can be secured by the suggested conditions.

Suggested conditions cover off the CEMP, Ecology, LEMP, enhancements and EPS licence for dormouse.

Devon Wildlife Trust: We object to the planning application because we consider that the proposals do not provide sufficient evidence to satisfy the requirements relating to biodiversity in paragraphs 174d, 180a and 180d of the National Planning Policy Framework or the requirements of paragraph 99 of ODPM Circular 06/2005 Biodiversity and Geological Conservation. Furthermore, the Environment Act 2021 and National Planning Practice Guidance requirements relating to biodiversity net gain have not been addressed.

11.0 Representations

The application has been advertised by neighbour letter, site notice and press notice. 14 objections or representations have been received raising the following concerns:

- Objections to location, not principle of solar energy.
- Solar farm proposed because the land is unsuitable for buildings and motivated by profit.
- Would harm character of Duryard Valley
- Permissive path should extend to Lower Argyle Road
- Space should be enhanced for use by residents as is the Hoopern Valley.
- Would set a precedent for further development.
- Solar panels should be put on buildings on campus not in the valley park.
- Harm to green resource, no benefit to residents.
- Harm to wildlife.
- Trees should be granted TPO status.
- Widely visible from south sides of Duryard Valley.

- Should prohibit vehicular access from West Garth Road.
- Would harm landscape setting of the city contrary to policy LS1.
- Loss of grazing/foraging habitat.
- Construction and operation will generate noise pollution.
- Loss of a green resource for future generations.
- Construction route destructive of habitat and disruptive of wildlife corridor.
- Alternative better sites for PV are available.
- Construction Access should be through Thomas Hall.
- Will obstruct an active travel route through the field.
- Site is valued for peaceful setting and access to nature.

12.0 Relevant policies

National Planning Policy Framework

Paragraph 158. When determining planning applications for renewable and low carbon development, local planning authorities should:

(a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

(b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Development Plan

Core Strategy (Adopted 21 February 2012)
CP16 - Green Infrastructure

Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)
L1 - Valley Parks
LS1 - Landscape Setting
LS4 - Sites of Nature Conservation Importance
EN5 - Noise
EN6 - Renewable Energy

Other material considerations

The Exeter Plan – Outline Draft Plan (September 2022)

CE1 – Net Zero Exeter
NE3 – Biodiversity

Trees and development DPD
Exeter Fringes Landscape Sensitivity and Capacity Study 2007 (excluded)
Exeter Landscape Sensitivity Assessment Aug 2022 (LP38)
Net Zero Exeter Plan 2023, Exeter City Futures.

13.0 Human rights

Article 6 - Right to a fair trial.
Article 8 - Right to respect for private and family life and home.
The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

It is acknowledged that there are certain properties where they may be some impact through visual impact and glare (this can be mitigated by conditions) However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the city and wider area and is proportionate given the overall benefits of the scheme in terms of provision of renewable energy.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

14.0 Public sector equalities duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and person who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the equality Act 2010.

15.0 Financial Issues

The requirements to set out the financial benefits arising from a planning application is set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report which is:-

- a) made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission; and
- b) contains a recommendation as to how the authority should determine the application in accordance with section 70(2) of the Town and Country Planning Act 1990.

The information or financial benefits must include a list of local financial considerations or benefits of a development which officers consider are likely to be obtained by the authority if the development is carried out including their value if known and should include whether the officer considers these to be material or not material.

Material considerations

The development would create additional employment in construction and operation phases.

Non material considerations

The development would not be CIL liable.

The proposal will not generate business rates.

16.0 Planning assessment

Principle of development

Policies L1 and LS1 of the Local Plan and policy CP16 of the Core Strategy protect the site from development other than in connection with the open spaces use of the site. Policy EN6 of the Local Plan allows renewable energy development where the Landscape impact are considered to be outweighed by the benefits of the development.

The principle of development is therefore only acceptable if the benefits of the development in terms of generation of renewable energy are considered to outweigh the landscape harm, and all other harms.

Scale, design, and appearance

The modest scale of the solar array and the design, with low angled panels on the upper parts of the site and short runs of panels arranged around the contours of the hill, enclosed by a stock fence is considered to make good use of the site extent that is suitable for solar generation whilst minimising its potential visual impact and glare.

The design of the means of enclosure and provision of landscaping enhancements can be secured by condition.

Impact on residential amenity

The position of the transformer extends the development area but reduces potential noise impact on dwellings. The Noise Assessment concludes that the development is not likely to harm amenity of local residents through noise and can be conditioned to be part of any consent. As such it considered to accord with the aims of Policy EN5 of the Exeter Local Plan 1st Review.

Whilst the array will be directly visible from a small number of dwellings and will result in some reflective glare, the size and layout of the array is considered to mean that the magnitude of these impacts are not considered to be such to result in unacceptable of loss of residential amenity.

Access

There are no highways impact concerns.

The proposals include proposals to grant permissive access to the lower part of the field containing the proposed solar array.

The construction access route is considered to be the least harmful to landscape and tree planting available through the University estate. The comments of the Tree Officer in respect of the condition of the tree to be removed are noted. A condition can require reinstatement of the access track to green field, or to a more rural character for maintenance access purposes, once no longer required for construction can be required by condition to ensure that this happens as proposed.

Operational phase maintenance access will be via the existing track with restoration and improvements on that alignment.

Wildlife, Ecology and Biodiversity

The site is a County Wildlife Site and is designated as Site of Nature Conservation Importance. Policies LS4 of the Local Plan 1st Review guides that development that harms such a site would only be permitted if the need for the development outweighs the harm, the extent of damage is kept to a minimum, and appropriate mitigation and compensatory measure are implemented.

The comments of the Ecology and Biodiversity Officer, including in relation to the objection from the Devon Wildlife Trust are noted.

Provided the mitigation measures set out in the Ecological Impact Assessment are secured by condition, with the changes to the landscape and ecological mitigation identified, the proposals are considered to accord with the aims of Policy LS4 in minimising harm and securing appropriate mitigation..

Impact on landscape

No external lighting is proposed as part of the development.

Additional planting to the north of the proposed arrays and at low level to the perimeter could further reduce visual impact. This could not be in such position or level to shade the array.

Nevertheless the residual scale of change from viewpoints 01d, 02a, 04 and 05 assessed in the Landscape and Visual Impact Assessment is considered to be medium/large rather than small, and the impact would be to urbanise part of the Valley Park.

Given the topography the main visual impacts and harms are considered to be localised, to the Duryard Valley Park rather than to the setting of the city.

The proposals therefore are considered to harm the green rural character of this part of the Duryard Valley Park.

Any consent could be conditioned to be removed and the site reinstated to a green field at any such time the solar array ceases to be used.

Solar PV and Netzero.

Exeter City Council (ECC) declared a Climate Emergency in 2019 and pledged to work towards creating a carbon neutral city by 2030. The target year is 20 years in advance of the nationally set net zero 2050 target required to be achieved by the Climate Change Act.

The Centre for Energy and the Environment at the University of Exeter was commissioned to establish a baseline greenhouse gas (GHG) inventory for the city, quantify the reductions required to achieve net zero in 2030 and identify more specific and timely metrics for monitoring progress towards carbon neutrality in each emissions sector.

To achieve net zero carbon emissions the Centre for Energy and the Environment at the University of Exeter commissioned by the City Council projected that non-domestic solar PV installations need to increase from 5MW total installed capacity in 2020, to 42 MW. This application, for over 1 MW generating capacity, would be the second ground mounted solar installation within Exeter.

It is considered that very significant weight should be given to the provision of additional non-domestic solar PV installations in the interests of meeting Net Zero, whether this is by 2030 or 2050, given the substantial shortfall in provision and the importance of addressing climate change challenge through carbon emissions reduction.

Exeter Local Plan 1st Review Policy EN6 supports Renewable Energy proposals where the renewable energy benefits outweigh harm to landscape.

17.0 Conclusion

The harms identified through landscape impact on the setting of the city and the rural character and appearance of the Duryard valley park mean that the scheme conflicts with policy L1 and LS1 of the Exeter Local Plan 1st Review.

However very substantial weight is given to the benefits of the scheme in terms of renewable energy generation, and hence it is considered that it does comply with policy EN6.

On balance it is therefore concluded that the benefits of the scheme in terms of renewable energy generation outweigh the visual and landscape harm and harm to the Duryard Valley Park, and the proposal is therefore considered to be in conformity with the development plan taken as a whole.

18.0 Recommendation

APPROVE subject to conditions below the wording of which may be varied:

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 and 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 6 April 2013 (including drawings numbers listed below) as modified by other conditions of this consent.

784-B030890_ T00002 Site Layout Plan P02
784-B030890_ T00003 Site Sections P01
Noise Assessment Report R1
CONSTRUCTION PLAN ZLC-DURYARD-INSTALL-REP-CPP-01.RevA1
Substation ZLC-DURYARD-SUB-01.RevA1
DESIGN AND ACCES STATEMENT-01.RevA3
LAYOUT PV ZLC-DURYARD-GA-01-D
25-40kW Inverter Datasheet Solis
525-550Wp Panel Datasheet JA Solar
SGB Transformers Planning Information
0915-PAA-002_ISS_01
0915-PAA-003_ISS_01
0915-UPA-002_ISS_01
0915-UPA-003_ISS_01

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

3) No materials shall be brought onto the site or any development commenced until the developer has erected tree protective fencing in accordance with tree protection plan 'D36 57 P2 Duryard PV Tree Plan' received 6 April 2023, or such other such plan that has been submitted to and approved in writing by Exeter City Council. The developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning

Authority. No materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by written permission of the Local Planning Authority. Where such permission is granted, soil shall be removed manually, without powered equipment.

Reason: Required prior to commencement of development to satisfy the Exeter City Council that the trees and hedges to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, and pursuant to section 197 of the Town and Country Planning Act 1990.

4) Notwithstanding condition no 2, no work shall commence on site under this permission until full details of the construction and maintenance access routes, including reinstatement where required, 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 development shall take place (including demolition, ground works, vegetation clearance) until a construction ecological management plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include, but not be limited to, the measures proposed within the Ecological Impact Assessment (GE Consulting, 1523-EclA-MD, April 2023). The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason for pre-commencement condition: In the interest of the environment of the site and surrounding areas. This information is required before development commences to ensure that the impacts of the development works are properly considered and addressed at the earliest possible stage.

6) No development shall take place until a finalised Biodiversity Enhancement Plan has been submitted to and approved by the local planning authority showing the bird, bat, hedgehog and dormouse boxes and hibernacula, as proposed in The Ecological Impact Assessment (GE Consulting, 2023). The approved plan will be implemented in accordance with the approved details.

7) 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 erection and maintenance of securing hoarding, if appropriate.
- c) Wheel washing facilities.
- d) Measures to monitor and control the emission of dust and dirt during construction.
- e) No burning on site during construction or site preparation works.
- f) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.

g) 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 strictly adhered to throughout the construction period of the development.

Reason for pre-commencement condition: In the interest of the environment of the site and surrounding areas. This information is required before development commences to ensure that the impacts of the development works are properly considered and addressed at the earliest possible stage.

8) No development shall take place until a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing detailed monitoring of the grassland and remedial measures and i) a future baseline at decommission. The LEMP shall include but not be limited to the measures proposed within the Ecological Impact Assessment (GE Consulting, 1523-EcIA-MD, April 2023) in relation to the management of the grassland, woodland, stream, trees/scrub, invasive species, new and restored orchard and other created habitats. The approved plan will be implemented in accordance with the approved details.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery.

All post-construction site management shall be undertaken in accordance with the LEMP.

Reason: In the interests of biodiversity and good design in accordance with Policy CP16 of the Core Strategy, Policies LS4 and DG1 of the Local Plan First Review and paragraphs 58, 109 and 118 of the NPPF.

9) Unless otherwise agreed, the woodland and scrub works required to enable the construction shall only commence under a European Protected Species Mitigation Licence for dormouse. The works will be conducted in accordance with the Outline Mitigation Strategy (section 5.3.5, Ecological Impact Assessment (GE Consulting, 1523-EcIA-MD, April 2023)) unless otherwise negotiated with Natural England during the licence application process. If for any reason it is later determined that the necessary works can commence without an EPS licence, a method statement shall be submitted to and approved in writing by the local planning authority either separately or as part of the CEcMP.

10) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained

written approval from the Local Planning Authority for an [amended] investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: In the interests of protecting human health and the natural environment.

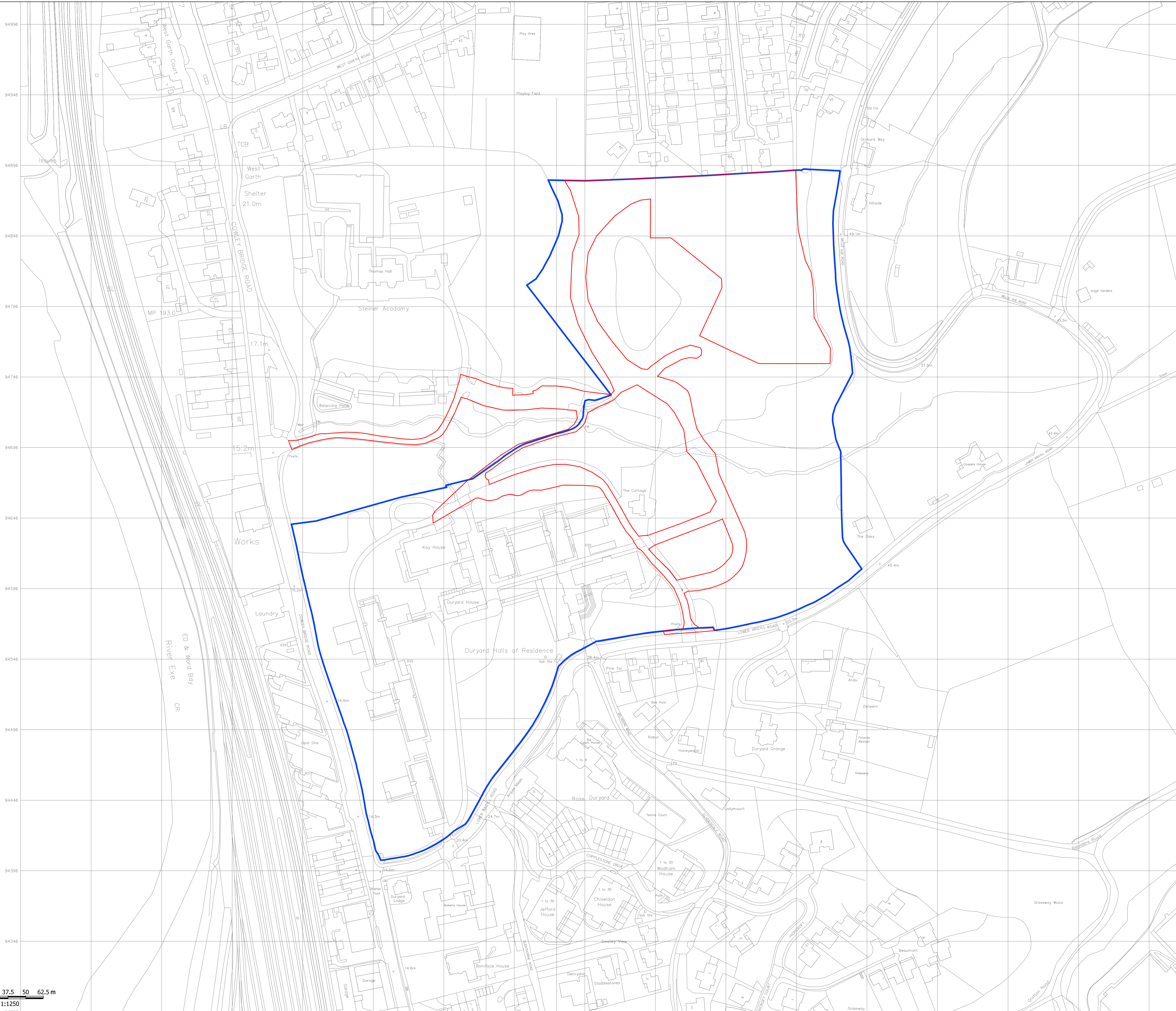
11) A detailed scheme for landscaping, including the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and the solar panels hereby approved shall not be brought into use until the Local Planning Authority 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.

12) At such time that the development hereby approved ceases to be used for the generation of electricity the solar panels, supporting structures, transformer substation and base, hardstandings, fencing, and associated development shall be removed from the site. Within one year of the date of the cessation of electricity generation the site shall have been reinstated to its current green field state, or such other landscaped condition as has been agreed in writing by the Local Planning Authority.

Reason: To ensure the site is only used for the approved development and is restored afterwards.

This page is intentionally left blank



Legend

- Site boundary
- Other land in applicant's ownership

FOR PLANNING

PO2	REDLINE UPDATED	30.03.2023	TP	ER	JH
PO1	ISSUED FOR PLANNING	02.03.2023	TP	ER	JH
Rev	Description	Date	Iss	CR	App

Issuing Office
Tetra Tech Cardiff
 5th Floor, Longcross Court,
 47 Newport Road, Cardiff,
 United Kingdom, CF24 0AD
 Tel: +44 (0)29 2082 9200
 www.tetrateteurope.com



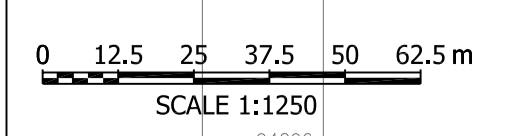
Client
UNIVERSITY OF EXETER

Project Name
DURYARD SOLAR PV

Sheet Title
SITE LOCATION PLAN

Model Reference
 N/A

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A0	Status
B030890	TP	Mar '23	ER	Mar '23	JH	Mar '23	1:1250	S1
Client Project Number	Originator	Function	Spatial	Form	Role	Number	Revision	
ESS-SC	- TTE	- 00	- ZZ	- DR	- T	- 0001	PO2	



This page is intentionally left blank

REPORT TO: PLANNING COMMITTEE**Date of Meeting: 31st July 2023****Report of: City Development Strategic Lead****Title: Delegated Decisions and Planning Report Acronyms****1 WHAT IS THE REPORT ABOUT**

- 1.1 This report lists planning applications determined 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.

2 RECOMMENDATION

- 2.1 Members are requested to advise the Assistant Service Lead City Development (Roger Clotworthy) or the Director of City Development (Ian Collinson) of any questions on the schedule prior to Planning Committee meeting.
- 2.2 Members are asked to note the report.

3 PLANNING APPLICATION CODES

- 3.1 The latter part of the application reference number indicates the type of application:

OUT	Outline Planning Permission
RES	Approval of Reserved Matters
FUL	Full Planning Permission
TPO	Works to Tree(s) with Preservation Order
ADV	Advertisement Consent
CAT	Works to Tree(s) in Conservation Area
LBC	Listed Building Consent
ECC	Exeter City Council Regulation 3
LED	Lawfulness of Existing Use/Development
LPD	Certificate of Proposed Use/Development
TEL	Telecommunication Apparatus Determination
CMA	County Matter Application
CTY	Devon County Council Application
MDO	Modification and Discharge of Planning Obligation Regulations
NMA	Non Material Amendment
EXT	Extension to Extant Planning Consent
PD	Extension - Prior Approval
PDJ	Office to Dwelling - Prior Approval

- 3.2 The decision type uses the following codes:

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

4 PLANNING REPORT ACRONYMS

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

Ian Collinson

Director of City Development

**All Planning Decisions Made and Withdrawn Applications
between 19/06/2023 and 20/07/2023**

Alphington

Delegated Decision

Application Number: 23/0272/VOC Delegation Briefing: 30/03/2023
 Decision Type: Refuse Planning Permission Date: 21/06/2023
 Location Address: Westerly Waterbridge Court Matford Exeter Devon EX2 8FD
 Proposal: Variation of condition 2 of Planning Permission Ref. 22/0069/FUL, granted on 19 January 2022, to reduce overall footprint and alter external appearance of permitted scheme

Delegated Decision

Application Number: 23/0449/FUL Delegation Briefing: 20/04/2023
 Decision Type: Permitted Date: 28/06/2023
 Location Address: 27 Cowick Hill Exeter Devon EX2 9NQ
 Proposal: Rear extension

Delegated Decision

Application Number: 23/0558/TPO Delegation Briefing:
 Decision Type: Permitted Date: 07/07/2023
 Location Address: 109 Cowick Lane Exeter Devon EX2 9HF
 Proposal: T1 ? Horse Chestnut. Crown reduce by up to 2m, maximum diameter of cut 60mm T2 ? Lombardy Poplar. Crown lift to comply with the Highways Act 1980 by removing the first two roadside limbs, 1 @ 60mm MDC & 1 @ 150mm MDCT3 ? Lombardy Poplar. Dismantle to ground level Reason for Works: ? T1 is getting to be a large tree and the stem exhibits a cavity on the south eastern aspect. Although the cavity is unlikely to significantly reduce the structural stability of the tree in the near future, due to the species? known inability to restrict decay pathogens it would be wise to contain the tree?s size whilst the works would still be an appropriate management option.? T2 is to comply with Highways Act 1980.? T3 has a significant cavity at the base of the tree and is not suitable for retention.

Delegated Decision

Application Number: 23/0636/FUL Delegation Briefing: 22/06/2023
 Decision Type: Permitted Date: 20/07/2023
 Location Address: Stratford House Waterbridge Court Matford Exeter Devon EX2 8EX
 Proposal: Change of use of part of the ground floor and associated external space from office to a car showroom

Delegated Decision	
Application Number: 23/0648/FUL	Delegation Briefing: 01/06/2023
Decision Type: Permitted	Date: 04/07/2023
Location Address: 90 Cowick Hill Exeter Devon EX2 9NN	
Proposal: First Floor Rear Extension on North east Elevation	
Delegated Decision	
Application Number: 23/0753/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 30/06/2023
Location Address: 83 Ebrington Road Exeter Devon EX2 8JR	
Proposal: T1 - Reduce in height by approximately 3-4m back to suitable growth points. Reduce overall lateral spread of canopy by 1-2m back to suitable pruning points. Prune away from adjacent streetlight to achieve 1m clearance. Prune away from the adjacent properties to achieve 2.5m clearance from the roof.	
Duryard And St James	
Delegated Decision	
Application Number: 22/1735/RES	Delegation Briefing: 26/01/2023
Decision Type: Permitted	Date: 19/06/2023
Location Address: Land At Rennes Drive Rennes Drive Exeter Devon	
Proposal: Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1685/OUT for replacement Estates Service Centre and ancillary buildings and structures.	
Committee Decision	
Application Number: 22/1746/RES	Delegation Briefing: 26/01/2023
Decision Type: Permitted	Date: 20/06/2023
Location Address: West Park University Of Exeter Stocker Road Exeter EX4 4PY	
Proposal: Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping (AMENDED PLANS RECEIVED).	
Delegated Decision	
Application Number: 23/0029/FUL	Delegation Briefing: 16/02/2023
Decision Type: Permitted	Date: 27/06/2023
Location Address: St Sidwells Centre Sidwell Street Exeter Devon EX4 6NN	
Proposal: A new 8x5m timber frame greenhouse will be constructed in the grounds of St Sidwell's, to the West End of the building.	

Delegated Decision	
Application Number: 23/0073/LBC	Delegation Briefing: 23/02/2023
Decision Type: Permitted	Date: 13/07/2023
Location Address: 51 Longbrook Street Exeter Devon EX4 6AS	
Proposal: Replacement of existing front door with new flood resistant timber door.	
Delegated Decision	
Application Number: 23/0074/LBC	Delegation Briefing: 23/02/2023
Decision Type: Permitted	Date: 13/07/2023
Location Address: 53 Longbrook Street Exeter Devon EX4 6AS	
Proposal: Replacement of existing front door with new flood resistant timber door.	
Delegated Decision	
Application Number: 23/0075/LBC	Delegation Briefing: 23/02/2023
Decision Type: Permitted	Date: 13/07/2023
Location Address: 55 Longbrook Street Exeter Devon EX4 6AW	
Proposal: Replacement of existing front door with new flood resistant timber door.	
Delegated Decision	
Application Number: 23/0077/LBC	Delegation Briefing: 23/02/2023
Decision Type: Permitted	Date: 13/07/2023
Location Address: 57 Longbrook Street Exeter Devon EX4 6AS	
Proposal: Replacement of existing front door with new flood resistant timber door.	
Delegated Decision	
Application Number: 23/0463/PDU	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 19/07/2023
Location Address: University Of Exeter Living Systems Stocker Road Exeter Devon	
Proposal: Construction of detached single storey prefabricated building on steel posts to store freezer units for Exeter Living Systems	
Delegated Decision	
Application Number: 23/0483/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/07/2023
Location Address: Exeter University Family Centre Mardon Hill Exeter Devon EX4 4TH	
Proposal: Construction of two storey detached building.	

Delegated Decision			
Application Number:	23/0536/FUL	Delegation Briefing:	11/05/2023
Decision Type:	Permitted	Date:	05/07/2023
Location Address:	27 Springfield Road Exeter Devon EX4 6JL		
Proposal:	Proposed single storey rear extension.		
Delegated Decision			
Application Number:	23/0571/FUL	Delegation Briefing:	18/05/2023
Decision Type:	Permitted	Date:	10/07/2023
Location Address:	16 Lower Argyll Road Exeter Devon EX4 4QY		
Proposal:	Proposed front hardstanding.		
Delegated Decision			
Application Number:	23/0616/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/07/2023
Location Address:	Land At Rear Of Hatherly Laboratories Poole Gate Exeter Devon		
Proposal:	Non-material amendment sought to planning permission 22/1152/FUL approved 19 December 2022 to reposition new building 1 metre northwards, to reduce building height and to provide a revised landscaping scheme.		
Delegated Decision			
Application Number:	23/0644/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/06/2023
Location Address:	15 West Avenue Exeter Devon EX4 4SD		
Proposal:	Pruning of red cherry tree (up to 1m in some area) and minor pruning of three apple trees, as shown on photo		
Delegated Decision			
Application Number:	23/0645/FUL	Delegation Briefing:	01/06/2023
Decision Type:	Permitted	Date:	03/07/2023
Location Address:	29 Sidwell Street Exeter Devon EX4 6NN		
Proposal:	New signage, new shopfront and A/C condenser units		
Delegated Decision			
Application Number:	23/0646/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/07/2023
Location Address:	29 Sidwell Street Exeter Devon EX4 6NN		
Proposal:	Two fascia signs, and one projecting sign		

Delegated Decision	
Application Number:	23/0669/CAT
Decision Type:	Permitted
Location Address:	2 Cowley Lawn New North Road Exeter Devon EX4 4AG
Proposal:	T1 - Turkey Oak - clearance of BT line by removal of a secondary limb, epicormic growth and pruning the outer edge of the canopy.

Exwick

Committee Decision	
Application Number:	22/0756/FUL
Decision Type:	Withdrawn - Appeal against non-determine
Location Address:	Newbery Car Breakers Redhills Exeter Devon EX4 1SS
Proposal:	Proposed development of six detached, 5-bedroom, residential dwellings and associated access and landscaping.

Delegated Decision	
Application Number:	23/0587/CAT
Decision Type:	Permitted
Location Address:	Cobham Gibbs House Exwick Manor 237 Exwick Road Exeter Devon EX4 2AT
Proposal:	2x sibling sycamore trees of which are a part of the group, to also be felled at the same time. This makes clear use of the car park space and allowing for a concrete bases to be put in place without root movement below ground.

Delegated Decision	
Application Number:	23/0632/FUL
Decision Type:	Permitted
Location Address:	8 Canterbury Road Exeter Devon EX4 2EQ
Proposal:	Erection of summerhouse in rear garden, with a deck. Summerhouse = 3020 mm high (dual pitched roof), 8000mm long by 3500mm depth. Leisure use only. Breeze blocks to front to ensure level floor.

Heavitree

Delegated Decision	
Application Number:	23/0566/LPD
Decision Type:	Was lawful use
Location Address:	155 Fore Street Heavitree Devon EX1 3BR
Proposal:	Change from C3 residential to C4 small HMO (6 bed)Dormer loft conversion, internal alterations and change of use from C3 to C4 HMO

Delegated Decision			
Application Number:	23/0617/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	03/07/2023
Location Address:	40 Polsloe Road Exeter Devon EX1 2DN		
Proposal:	Discharge of conditions 3 (materials), 5 (management plan) and 6 (windows) of 22/1051/FUL		
Delegated Decision			
Application Number:	23/0634/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/06/2023
Location Address:	12 West Terrace Exeter Devon EX1 2TF		
Proposal:	Removal of tree, which is visibly undermining the integrity of the boundary brick wall. It is pushing onto the wall and we need to address this prior to remedial works.		
Delegated Decision			
Application Number:	23/0647/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	27/06/2023
Location Address:	10 Lymeborne Avenue Exeter Devon EX1 3AU		
Proposal:	Single storey rear extension		
Delegated Decision			
Application Number:	23/0654/FUL	Delegation Briefing:	15/06/2023
Decision Type:	Permitted	Date:	18/07/2023
Location Address:	31 Homefield Road Exeter Devon EX1 2QU		
Proposal:	Proposed new porch and driveway extension to the front of the property		
Delegated Decision			
Application Number:	23/0657/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	17/07/2023
Location Address:	17 Whipton Lane Exeter Devon EX1 3DN		
Proposal:	Hip-to-gable extension, rear flat roofed dormer and roof lights.		

Delegated Decision	
Application Number: 23/0666/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 30/06/2023
Location Address: 19 Newcombe Street Exeter Devon EX1 2TG	
Proposal:	Ash tree (A1 on sketch) to be felledHolly tree (H1 on sketch) to be felled, or at least drastic crown reduction. Currently stands at around 6m tall, maximum final height 3mThese trees have been allowed to grow out of control over several years and in the case of the Ash in particular is an inappropriate woodland tree to have been planted in a small garden in the first place. The Ash stands at approximately 8m tall, and is in striking distance of the nearest part of the house should it fall. Together, the trees cast a large shadow in our (19 Newcombe street) throughout most of the afternoon, and blocks huge amounts of light to our neighbours at number 17. Neighbours on both sides are happy with this proposal, and we will benefit from good tree coverage between our houses and the school after after these trees are felled.
Delegated Decision	
Application Number: 23/0676/LBC	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 11/07/2023
Location Address: 50 - 52 Fore Street Heavitree Devon EX1 2QL	
Proposal:	Replacement roof
Delegated Decision	
Application Number: 23/0748/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 19/06/2023
Location Address: 3 Third Avenue Heavitree Exeter Devon EX1 2PJ	
Proposal:	3m rear extension
Delegated Decision	
Application Number: 23/0758/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 03/07/2023
Location Address: 40 Polsloe Road Exeter EX1 2DN	
Proposal:	Omitting an existing first floor window to the rear extension (non-material amendment to 22/1051/FUL)
Mincinglake And Whipton	
Delegated Decision	
Application Number: 23/0366/FUL	Delegation Briefing: 30/03/2023
Decision Type: Permitted	Date: 13/07/2023
Location Address: Whipton Hospital Hospital Lane Exeter Devon EX1 3RB	
Proposal:	Provision of a new Staff Welfare Building due to insufficient space within the existing Budlake building. Replacement of the existing Switchgear building with a new switchgear building and new switchgear. Creation of new pathways around the site to improve accessibility.

Delegated Decision	
Application Number: 23/0438/FUL	Delegation Briefing: 04/05/2023
Decision Type: Refuse Planning Permission	Date: 06/07/2023
Location Address: 95 St Katherines Road Exeter Devon EX4 7JW	
Proposal: Construction of rear dormer and retention of cladding to bay window (Retrospective Application).	
Delegated Decision	
Application Number: 23/0527/FUL	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 19/07/2023
Location Address: 52 Beacon Lane Exeter Devon EX4 8LL	
Proposal: Single storey side extension.	
Delegated Decision	
Application Number: 23/0732/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 29/06/2023
Location Address: 49 Iolanthe Drive Exeter Devon EX4 9DZ	
Proposal: Certificate of lawfulness sought for proposed single storey rear extension.	
Delegated Decision	
Application Number: 23/0750/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 05/07/2023
Location Address: 34 Merlin Crescent Exeter Devon EX4 9AG	
Proposal: Amendments to the previously approved application 23/0288/FUL for single storey extension to the rear of the property. This proposal includes a side window	
Delegated Decision	
Application Number: 23/0818/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 14/07/2023
Location Address: 32 Fox Road Exeter EX4 8ND	
Proposal: Erection of single storey extension to the rear, roof alterations including rear dormer and hip to gable.	
Newtown And St Leonards	
Delegated Decision	
Application Number: 22/0874/FUL	Delegation Briefing: 16/03/2023
Decision Type: Permitted	Date: 04/07/2023
Location Address: 3 The Quadrant Exeter Devon EX2 4LE	
Proposal: Two storey rear extension, garage enlargement and two outbuildings	

Delegated Decision	
Application Number:	22/0875/LBC
Decision Type:	Permitted
Location Address:	3 The Quadrant Exeter Devon EX2 4LE
Proposal:	Two storey rear extension, garage enlargement and two outbuildings
Delegation Briefing:	16/03/2023
Date:	04/07/2023
Delegated Decision	
Application Number:	22/1275/DIS
Decision Type:	Condition(s) Partially Approved
Location Address:	The Gorge Gladstone Road Exeter Devon EX1 2EB
Proposal:	Discharge conditions 12 (materials) , 15 (external lighting), 16 (noise mitigation), 17 (CCTV), 20 (cycle parking), 23 (bin store) and 24 (detailed landscaping scheme) of permission ref. 19/1417/FUL - Demolition of existing buildings and redevelopment of site to provide co-living accommodation with associated accesses/egresses, landscaping and other external works (Revised Scheme).
Delegation Briefing:	
Date:	19/06/2023
Delegated Decision	
Application Number:	23/0479/FUL
Decision Type:	Permitted
Location Address:	6 St Leonards Road Exeter Devon EX2 4LA
Proposal:	Proposed boundary fences and gates.
Delegation Briefing:	25/05/2023
Date:	21/06/2023
Delegated Decision	
Application Number:	23/0595/FUL
Decision Type:	Permitted
Location Address:	23 Wonford Road Exeter Devon EX2 4LH
Proposal:	Replacement rear dormer, widen vehicle entrance, Replace windows for doors to rear, add velux roof light.
Delegation Briefing:	25/05/2023
Date:	07/07/2023
Delegated Decision	
Application Number:	23/0611/CAT
Decision Type:	Permitted
Location Address:	38 Barnfield Road Exeter Devon EX1 1RZ
Proposal:	Douglas Firs x 3 - remove. The client wishes to remove the trees in order to replant several native species.
Delegation Briefing:	
Date:	30/06/2023
Delegated Decision	
Application Number:	23/0618/FUL
Decision Type:	Permitted
Location Address:	34 St Leonards Road Exeter Devon EX2 4LA
Proposal:	Single storey side extension.
Delegation Briefing:	22/06/2023
Date:	17/07/2023

Delegated Decision	
Application Number: 23/0621/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 30/06/2023
Location Address: 32 Blackboy Road Exeter Devon EX4 6ST	
Proposal:	Large Magnolia grandiflora in front garden. The tree is in excess of three stories in height with branches extending towards and touching the main building. Work is to reduce height by around ten feet and branches overhanging neighbouring property, All work to be carried out to British Standard BS3998 by NPTC qualified staff.
Delegated Decision	
Application Number: 23/0637/FUL	Delegation Briefing: 01/06/2023
Decision Type: Permitted	Date: 28/06/2023
Location Address: 68 Magdalen Road Exeter Devon EX2 4TR	
Proposal:	Instalation of Garden Room outbuilding to side garden.
Delegated Decision	
Application Number: 23/0675/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 01/07/2023
Location Address: 36-40 St Leonards Road Exeter Devon EX2 4LR	
Proposal:	T6 - AppleReduce western aspect overhanging car park back to edge of grass verge, approximately 3 metres. Remaining aspects to be reduced by 2 metres. T7 - PlumCrown reduce by 2 metres and reshape, crown lift accordingly over footpath to the north. T8 - Reduce height by 3 metres, tip prune remaining to shape. These works are suggested as part of the normal maintenance of the trees, as well as to ensure access and movement around the grounds of the care home remains unimpeded.
Delegated Decision	
Application Number: 23/0712/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 01/07/2023
Location Address: The Bungalow 5 Manston Terrace Exeter Devon EX2 4NP	
Proposal:	T1 Silver Birch reduce by 2-3m due to currently outgrown site and overhanging neighbours garden. T2 Bay reduce by approximately 3m due to currently outgrown site and compromising fence etc
Pennsylvania	
Delegated Decision	
Application Number: 23/0225/FUL	Delegation Briefing: 16/03/2023
Decision Type: Permitted	Date: 29/06/2023
Location Address: 17 Sylvan Avenue Exeter Devon EX4 6ES	
Proposal:	Single storey rear extension and single story side extension.

Delegated Decision			
Application Number:	23/0361/FUL	Delegation Briefing:	18/05/2023
Decision Type:	Permitted	Date:	28/06/2023
Location Address:	4 Fulford Road Exeter Devon EX1 2UA		
Proposal:	Replacement Rear single story extension		
Delegated Decision			
Application Number:	23/0440/FUL	Delegation Briefing:	04/05/2023
Decision Type:	Permitted	Date:	22/06/2023
Location Address:	31 Florida Drive Exeter Devon EX4 5EX		
Proposal:	Replacement rear Balcony.		
Delegated Decision			
Application Number:	23/0547/FUL	Delegation Briefing:	25/05/2023
Decision Type:	Refuse Planning Permission	Date:	10/07/2023
Location Address:	Upper Rooms 1 Polsloe Road Exeter Devon EX1 2HL		
Proposal:	Replace wood windows with UPVC windows.		
Delegated Decision			
Application Number:	23/0567/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	26/06/2023
Location Address:	127 Monks Road Exeter Devon EX4 7BQ		
Proposal:	Single storey infill extension with a mono pitch roof forming additional Kitchen space.		
Delegated Decision			
Application Number:	23/0593/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/06/2023
Location Address:	Carmel Beech Avenue Exeter Devon EX4 6HE		
Proposal:	Indian Bean Tree Catalpa Bignonioides T7 TPO 528 This tree was picked up in a survey as being unsafe and classified as ?U? having significant basal decay, split/crack in lower part of tree. Poor vitality poor condition with a void within crack >900mm. Survey recommends the removal of this tree.		
Delegated Decision			
Application Number:	23/0641/FUL	Delegation Briefing:	01/06/2023
Decision Type:	Permitted	Date:	18/07/2023
Location Address:	76 Union Road Exeter Devon EX4 6HU		
Proposal:	Creation of groundworks to widen existing driveway.		

Delegated Decision	
Application Number:	23/0665/FUL
Decision Type:	Permitted
Location Address:	15 Pennsylvania Road Exeter Devon EX4 6BP
Proposal:	Replacement mechanical plant on rear roof with window changed to security door for access. Increase height of attenuated screen by 700mm.

Delegated Decision	
Application Number:	23/0668/DIS
Decision Type:	Permitted
Location Address:	1 Beacon Avenue Exeter Devon EX4 7JD
Proposal:	Discharge of condition 3 (materials) and condition 8 (energy) of planning permission 20/1652/FUL.

Pinhoe

Delegated Decision	
Application Number:	22/1056/FUL
Decision Type:	Withdrawn Returned (unlikely to be det.)
Location Address:	7 Nursery Gardens Exeter Devon EX1 3YY
Proposal:	Invalid - retaining wall and fence

County Decisions	
Application Number:	23/0384/PD
Decision Type:	Prior Approval Not Required
Location Address:	19 Park Lane Exeter Devon EX4 9HL
Proposal:	Single storey rear extension.

Delegated Decision	
Application Number:	23/0391/CONR
Decision Type:	Condition(s) Fully Discharged
Location Address:	Applewood St Nicholas Close Exeter Devon EX1 3FL
Proposal:	Application Reference Number: 18/1669/ FUL Date of Decision: 12/02/2019 Condition Number(s): 5 and 7 Conditions(s) Removal: Changes to landscaping Changes to northern boundary treatments

Delegated Decision	
Application Number:	23/0523/FUL
Decision Type:	Permitted
Location Address:	Sycamores The Grove Exeter Devon EX4 9HT
Proposal:	Extension of existing decking area.

Delegated Decision	
Application Number: 23/0534/FUL	Delegation Briefing: 11/05/2023
Decision Type: Refuse Planning Permission	Date: 20/07/2023
Location Address: 14 Jersey Road Exeter Devon EX4 9AN	
Proposal: Loft conversion, including installation of Velux windows to rear elevation and single Velux to front elevation on existing roof .	
Delegated Decision	
Application Number: 23/0701/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 19/07/2023
Location Address: 29 Guernsey Avenue Exeter EX4 9AP	
Proposal: Retrospective Non Material Amendment Application concerning an additional window in the first floor side elevation	
Delegated Decision	
Application Number: 23/0716/PNT	Delegation Briefing: 15/06/2023
Decision Type: Prior Approval Required and Granted	Date: 14/07/2023
Location Address: Grass Verge Off Exhibition Way Exeter Devon	
Proposal: Installation of 20m high phone mast and associated apparatus	
Priory	
Committee Decision	
Application Number: 21/1676/FUL	Delegation Briefing: 29/09/2022
Decision Type: Permitted	Date: 06/07/2023
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter Devon	
Proposal: Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park (Revised Plans).	
Delegated Decision	
Application Number: 22/1151/FUL	Delegation Briefing: 06/10/2022
Decision Type: Permitted	Date: 23/06/2023
Location Address: Proposed Staff Welfare Facilities Turnstone Road Exeter Devon	
Proposal: Construction of staff welfare facilities with associated landscaping.	
Delegated Decision	
Application Number: 23/0022/FUL	Delegation Briefing: 19/01/2023
Decision Type: Permitted	Date: 06/07/2023
Location Address: West Of England College Topsham Road Exeter Devon EX2 6HA	
Proposal: Retention of temporary buildings (classroom and WC blocks) for an additional 5 years (following planning permission Refs. 17/1084/FUL, granted on 23 February 2018, and 18/0853/FUL, granted on 15 August 2018).	

Delegated Decision	
Application Number: 23/0580/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 05/07/2023
Location Address: 15 Milton Road Exeter Devon EX2 6BL	
Proposal: Installation of door to rear elevation.	
St Davids	
Delegated Decision	
Application Number: 22/0771/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 26/06/2023
Location Address: Blockspace Self Storage Cowley Bridge Road Exeter Devon EX4 4HW	
Proposal: Discharge of Condition 3 - Lighting Statement (21/0494/FUL)	
Delegated Decision	
Application Number: 22/0772/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 26/06/2023
Location Address: Blockspace Self Storage Cowley Bridge Road Exeter Devon EX4 4HW	
Proposal: Discharge of Condition 3 - Lighting Statement (21/1794/FUL)	
Delegated Decision	
Application Number: 22/0839/LED	Delegation Briefing:
Decision Type: Was not lawful use	Date: 03/07/2023
Location Address: 1 New Bridge Street Exeter Devon EX4 3JW	
Proposal: Certificate of lawfulness sought for existing use of the basement levels and upper floors as 2no. self-contained one bedroom maisonettes (C3 Use Class).	
Delegated Decision	
Application Number: 22/1704/FUL	Delegation Briefing: 22/12/2022
Decision Type: Refuse Planning Permission	Date: 27/06/2023
Location Address: Pavement Outside 252 High Street Exeter Devon EX4 3PZ	
Proposal: Installation of BT Street Hub, incorporating 75" LCD advert screens and the removal of associated BT Kiosks.	
Delegated Decision	
Application Number: 22/1705/ADV	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 27/06/2023
Location Address: Pavement Outside 252 High Street Exeter EX4 3PZ	
Proposal: Installation of BT Street Hub, incorporating 75" LCD advert screens	

Delegated Decision	
Application Number:	22/1758/FUL Delegation Briefing: 12/01/2023
Decision Type:	Refuse Planning Permission Date: 27/06/2023
Location Address:	Pavement Outside 1-3 High Street Exeter Devon EX4 3LF
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens
Delegated Decision	
Application Number:	22/1759/ADV Delegation Briefing:
Decision Type:	Refuse Planning Permission Date: 27/06/2023
Location Address:	Pavement Outside 1-3 High Street Exeter Devon EX4 3LF
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens
Delegated Decision	
Application Number:	22/1760/FUL Delegation Briefing: 12/01/2023
Decision Type:	Refuse Planning Permission Date: 30/06/2023
Location Address:	Pavement Outside 245 High Street Exeter Devon EX4 3NZ
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens
Delegated Decision	
Application Number:	22/1761/ADV Delegation Briefing:
Decision Type:	Refuse Planning Permission Date: 30/06/2023
Location Address:	Pavement Outside 245 High Street Exeter Devon EX4 3NZ
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens
Delegated Decision	
Application Number:	22/1762/FUL Delegation Briefing: 12/01/2023
Decision Type:	Refuse Planning Permission Date: 30/06/2023
Location Address:	Pavement Outside 90-92 Fore Street St Davids Exeter Devon EX4 3HX
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens and removal of BT Kiosks.
Delegated Decision	
Application Number:	22/1763/ADV Delegation Briefing:
Decision Type:	Refuse Planning Permission Date: 30/06/2023
Location Address:	Pavement Outside 90-92 Fore Street St Davids Exeter Devon EX4 3HX
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens

Delegated Decision	
Application Number:	22/1764/FUL
Delegation Briefing:	12/01/2023
Decision Type:	Refuse Planning Permission
Date:	30/06/2023
Location Address:	Pavement Outside Central Station Queen Street Exeter Devon EX4 3SB
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens
Delegated Decision	
Application Number:	22/1765/ADV
Delegation Briefing:	
Decision Type:	Refuse Planning Permission
Date:	30/06/2023
Location Address:	Pavement Outside Central Station Queen Street Exeter Devon EX4 3SB
Proposal:	Installation of BT Street Hub, incorporating 75" LCD advert screens
Delegated Decision	
Application Number:	23/0283/FUL
Delegation Briefing:	13/04/2023
Decision Type:	Permitted
Date:	27/06/2023
Location Address:	Blockspace Self Storage Cowley Bridge Road Exeter Devon EX4 4HW
Proposal:	Proposed enclosure of storage units.
Delegated Decision	
Application Number:	23/0326/FUL
Delegation Briefing:	30/03/2023
Decision Type:	Permitted
Date:	12/07/2023
Location Address:	Paternoster House 1-6 North Street And 182-184, 185 And 186 Fore Street Exeter EX4 3AX
Proposal:	Creation of 28 apartments (including 4 existing apartments) at first floor to roof levels, extensions and installation of solar panels and terrace at fifth floor (main roof) level, installation of air source heat pumps at ground floor level, and part change of use from retail to residential at basement and ground floor levels for installation of bike store, bin store, staircase and entrance lobby.
Delegated Decision	
Application Number:	23/0406/LBC
Delegation Briefing:	25/05/2023
Decision Type:	Permitted
Date:	03/07/2023
Location Address:	43-45 High Street Exeter Devon EX4 3DJ
Proposal:	Retention of redecorated shopfront, replacement fascia sign and new timber projecting sign to match.
Delegated Decision	
Application Number:	23/0442/FUL
Delegation Briefing:	20/04/2023
Decision Type:	Permitted
Date:	30/06/2023
Location Address:	63 St Davids Hill Exeter Devon EX4 4DG
Proposal:	Change of use and conversion of building to form 14 city suites (sui generis HMO) with associated works

Delegated Decision	
Application Number: 23/0443/LBC	Delegation Briefing: 20/04/2023
Decision Type: Permitted	Date: 30/06/2023
Location Address: 63 St Davids Hill Exeter Devon EX4 4DG	
Proposal: Change of use and conversion of building to form 14 city suites (sui generis HMO) with associated works	
Delegated Decision	
Application Number: 23/0493/LBC	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 11/07/2023
Location Address: Bradninch Hall Castle Street Exeter Devon EX4 3PL	
Proposal: Interior re-decoration to the 3 ground floor offices	
Delegated Decision	
Application Number: 23/0579/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 27/06/2023
Location Address: Broadwalk House Southernhay West Exeter Devon EX1 1TS	
Proposal: Display of back-lit illuminated arch sign to main entrance and non-illuminated mosaic building signage across the facade at ground and first floor level.	
Delegated Decision	
Application Number: 23/0678/VOC	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 11/07/2023
Location Address: 2 Quay Hill Exeter Devon EX1 1FF	
Proposal: Alterations to the front boundary of 1 2 Quay Hill at the back edge of the adopted pavement.	
St Leonards	
Delegated Decision	
Application Number: 23/0504/PNT	Delegation Briefing: 04/05/2023
Decision Type: Prior Approval Required and Refused	Date: 11/07/2023
Location Address: Junction Of St. Leonards Road And Wonford Road Exeter EX2 4LA	
Proposal: Installation 16m high 5G monopole and additional equipment cabinets.	
St Loyes	
Delegated Decision	
Application Number: 23/0499/FUL	Delegation Briefing: 27/04/2023
Decision Type: Permitted	Date: 28/06/2023
Location Address: Unit 4 Ulysses House Heron Road Exeter Devon EX2 7PH	
Proposal: Alterations to the Front, side and Rear facade; including landscaping works towards the front of the building.	

Delegated Decision	
Application Number: 23/0521/FUL	Delegation Briefing: 04/05/2023
Decision Type: Permitted	Date: 28/06/2023
Location Address: 6 Walton Road Exeter Devon EX2 5RE	
Proposal: Rear Extension and front Porch	
Delegated Decision	
Application Number: 23/0598/PDPV	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 20/06/2023
Location Address: The Vapormatic Co Ltd Kestrel Way Sowton Industrial Estate Exeter Devon EX2 7LA	
Proposal: Solar PV system; Panels will be sited on South and North facing roof areas.	
Delegated Decision	
Application Number: 23/0775/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 27/06/2023
Location Address: Electricity Distribution Centre Moor Lane Exeter	
Proposal: Condition Discharge: Condition 5 (Construction and Environmental Management Plan) of approval 22/1633/FUL	
St Thomas	
Delegated Decision	
Application Number: 23/0460/FUL	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 19/07/2023
Location Address: 58 Alphington Road Exeter Devon EX2 8HU	
Proposal: Replacement single storey rear extension	
Delegated Decision	
Application Number: 23/0494/LBC	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 19/07/2023
Location Address: 58 Alphington Road Exeter Devon EX2 8HU	
Proposal: Replacement single storey rear extension	
Delegated Decision	
Application Number: 23/0546/FUL	Delegation Briefing: 08/06/2023
Decision Type: Permitted	Date: 03/07/2023
Location Address: Bowling And Croquet Club Pinces Gardens Exeter Devon	
Proposal: Construct storage hut alongside existing Club House measuring 196cm (H) x 323cm (W) x 242cm (D).	

Delegated Decision	
Application Number: 23/0569/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 05/07/2023
Location Address: 18 Clinton Street Exeter Devon EX4 1AX	
Proposal: Construction of a Rear/Side extension.	
Delegated Decision	
Application Number: 23/0680/FUL	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 19/07/2023
Location Address: 3 Sussex Close Exeter Devon EX4 1LP	
Proposal: A new dormer is to be constructed on the left/south elevation, enlarging the existing right/north elevation dormer and a new larger first-floor window on the front elevation.	
Topsham	
Delegated Decision	
Application Number: 23/0117/LBC	Delegation Briefing: 01/06/2023
Decision Type: Permitted	Date: 29/06/2023
Location Address: Broadway House 35 High Street Topsham Devon EX3 0ED	
Proposal: Retention of removed partition walls/sanitary ware on ground and first floors, new skirting board in gym, replacement window on second floor (south elevation) and external repairs of railings / brick walls	
Delegated Decision	
Application Number: 23/0434/LBC	Delegation Briefing: 11/05/2023
Decision Type: Permitted	Date: 14/07/2023
Location Address: The Coach House 45B The Strand Topsham Exeter Devon EX3 0BB	
Proposal: Internal and external alterations (partly retrospective).	
Delegated Decision	
Application Number: 23/0585/FUL	Delegation Briefing: 01/06/2023
Decision Type: Permitted	Date: 28/06/2023
Location Address: 66A Fore Street Topsham Exeter Devon EX3 0HL	
Proposal: Internal alterations to first floor, with new stairwell providing fire protection to the floor above. Additional alterations to second floor, including new bathroom and rear bedroom layout, new rear fire escape balcony and replacement windows.	

Delegated Decision	
Application Number: 23/0586/LBC	Delegation Briefing: 01/06/2023
Decision Type: Permitted	Date: 28/06/2023
Location Address: 66A Fore Street Topsham Exeter Devon EX3 0HL	
Proposal:	Internal alterations to the first floor arrangement, with new protected stairwell providing fire protection to the floor above. Additional alterations to the second floor, including new bathroom and rear bedroom layouts, with a new rear fire escape balcony to improve the means of escape for the whole second floor.
Delegated Decision	
Application Number: 23/0614/FUL	Delegation Briefing: 25/05/2023
Decision Type: Permitted	Date: 29/06/2023
Location Address: 5A Elm Grove Road Topsham Exeter Devon EX3 0EQ	
Proposal:	Provision of replacement domestic outbuilding to the front of dwelling.
Delegated Decision	
Application Number: 23/0620/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 14/07/2023
Location Address: The Coach House 45B The Strand Topsham Exeter Devon EX3 0BB	
Proposal:	Non-material amendment sought to planning permission ref. 21/1043/FUL granted on 12 August 2021 to like for like replace modern timber access gate, enlarge rear wall openings and raise two window heads, remove render on rear elevation, relocate wood burner and vertical flue from NE side to SE rear wall of extension, to enable internal layout changes and add a 1500x1000mm fixed flat roof light to rear extension.
Delegated Decision	
Application Number: 23/0642/FUL	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 19/07/2023
Location Address: 9 Ark Royal Avenue Exeter Devon EX2 7GP	
Proposal:	Install 18 solar panels on roof rear elevation.

Delegated Decision

Application Number: 23/0697/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 12/07/2023

Location Address: 14 Rydon Lane Exeter Devon EX2 7AW

Proposal: The tree is situated next to the main road Rydon Lane, the branches are bare with evidence of some leaves which started to grow and have since died. There is also evidence of stress on the main trunk. A local expert has visited and confirmed the tree is dead. Due to the risks to drivers on the main road if the tree falls, with a serious risk of loss of life due to the nature of the main road and the speed cars travel at we wish to carry out prompt removal of the tree. I have not added a sketch due to the tree being on its own, I have attached photos taken today 6th June 2023, the tree should now be in full bloom, as you can see there is evidence of a few leaves which have since died. Due to the tree dying of natural causes, I have not put forward a proposal for more trees, we had no

Delegated Decision

Application Number: 23/0713/NMA

Delegation Briefing:

Decision Type: Permitted

Date: 05/07/2023

Location Address: Former Golf And Country Club Practice Ground Land To The South Newcourt Drive Exeter

Proposal: Removal of three number block paved sections of road located in front of plot 70, between plots 56 and 28 and to the side of plot 31.

Total Applications: 112

This page is intentionally left blank

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 31st July 2023
Report of: City Development Strategic Lead
Title: Appeals Report

Is this a Key Decision? No

Is this an Executive or Council Function? No

1. What is the report about?

- 1.1 The report provides Members with information on latest decisions received and new appeals since the last report.

2. Recommendation:

- 2.1 Members are asked to note the report.

3. Appeal Decisions

- 3.1 [22/1400/LED](#) **6 Gladstone Road** – *Existing use of upper floor flat as small HMO (Use Class C4), limited to three occupants*

The application site is a flat, on the first and second floors of 6 Gladstone Road, and is within the article four area. Prior to internal alterations the flat was occupied by two people. The focus of the application was on whether the addition of one occupant, to a maximum of three occupants, is a material change of use.

The Inspector gave great weight to the representation of a neighbour who witnessed the character of the property before and after the changes were made. “The representation states that there was no spare room previously, but that the bedroom to serve the additional occupant was formed through the sub-division of the communal room. This was not countered by the Appellant. They say there has been an increase in noise and disturbance from the property, and that this has been exacerbated by the decrease in size of the communal space. In addition, they have experienced problems with rubbish and increased pressure for parking spaces since the change of use”.

The Inspector found that following the undertaking of the internal works, its use by three people as a small HMO, has resulted in a material change of use. Given the terms of the article four direction, there is no permitted development right for this material change of use, therefore, the change is not lawful.

Consequently, the appeal has been dismissed.

4. New Appeals

- 4.1 [21/1014/FUL](#) **68-72 Howell Road** – *Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26 bedrooms in total.*

- 4.2 [22/0401/FUL](#) **Kinnerton Court, Kinnerton Way** – *Change of use of void area in existing residential apartment block to create one residential flat.*

- 4.3 [22/1388/FUL](#) **Pavement Outside 99 South Street** – *Installation of a multifunction Hub unit, 2.6m in height, with integral advertisement display and defibrillator.*

This page is intentionally left blank