

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)

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DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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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.

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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.

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LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the Director City Development was submitted.

RESOLVED that the report be noted.

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APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

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

Chair