

PLANNING

Date: Monday 12 June 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 rear of the Customer Service Centre, Paris Street.

Membership -

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

Agenda

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

1 Apologies

To receive apologies for absence from Committee members.

2 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.

3 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).

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|---|---|--|-----------------|
| 4 | Planning Application No. 23/0172/FUL - Station Road, Pinhoe Playing Fields, Station Road, Pinhoe, Exeter | To consider the report of the Director City Development. | (Pages 5 - 20) |
| 5 | Planning Application No. 22/0756/FUL - Newbery Breakers Yard, Redhills, Exeter | To consider the report of the Director City Development. | (Pages 21 - 52) |
| 6 | List of Decisions Made and Withdrawn Applications | To consider the report of the Director City Development. | (Pages 53 - 72) |
| 7 | Appeals Report | To consider the report of the Director City Development. | (Pages 73 - 74) |

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 19 June 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.

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Planning Committee Report 23/0172/FUL

1.0 Application information

Number: 23/0172/FUL
Applicant Name: Trustees Pinhoe Community Hub Trust
Proposal: Community Hub Building to include: a library, sports changing rooms, cafe, multi-purpose function rooms and office space.
Site Address: Station Road Pinhoe Playing Fields
Station Road
Pinhoe

Registration Date: 8 February 2023
Link to Documentation: <https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPRRNFBLOJ00>
Case Officer: Laura Dymond
Ward Member(s): Cllrs Harvey, Miller and Wood

REASON APPLICATION IS GOING TO COMMITTEE – a councillor is one of the trustees

2.0 Summary of recommendation

GRANT permission subject to conditions.

3.0 Reason for the recommendation

The proposal complies with local and national policies supporting community facilities, a healthy lifestyle, and local amenities. It will significantly contribute to the quality of life of Pinhoe residents.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The principle of the proposal is supported by a range of local and national planning policies and the City Council's 2022 Playing Pitch Strategy. The proposal has previously been granted consent.

Issue	Conclusion
Community Facility and Sports Pitch Provision	The proposed development complies with national and local planning policies to promote and support active and healthy lifestyles and community facilities (Chapter 8 of the NPPF, Core Strategy Policy CP10 and Local Plan Review Policies L5 and L6). The provision of the hub will bring the pitches back into use.
Loss of land associated with a playing field	The location of the proposed development does not affect land capable of forming part of a playing pitch. There is no objection from Sport England.
Scale, design, impact on character and appearance	Predominantly single-storey building, broken up with sections of differing materials, also reflecting the different uses within the building. Previously considered acceptable.
Transport and highways matters	The site is readily accessible by public transport, foot and bicycle and is within 400 metres of the Pinhoe local centre. The vehicular route to the site and the level of car parking provision will not change.
Energy Efficiency	The new building will adhere to the current standards to reduce carbon emissions.

5.0 Description of site

The site is located on the north east corner of Station Road Playing Field, Pinhoe. The Waterloo railway line runs along the northern boundary of the playing fields and is the location of the Pinhoe train station. The site is positioned next to the train station and within 400 metres of the Pinhoe district centre.

The playing field is located within an established residential area and close to the new housing developments at Monkerton.

Existing facilities at the park include a car park, play area, sports (football) pitch and a small single-storey changing room facility. The current local library is housed in a temporary building off the main road through Pinhoe (Main Road).

6.0 Description of development

This application is a resubmission of approved application [19/1105/FUL](#), which has lapsed.

The application seeks permission for 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 will include provision for ICT services. The existing play area will be relocated further west as part of the build.

The building is proposed to be primarily single-storey (covering 550 square metres), with the first floor occupying less than half of the footprint of the building (covering 224 square metres). The services will primarily occupy the ground floor, including the library, café/kitchen, 1x multi-use function room, and changing facilities. A lift and stairs to the first floor provide access to the second multi-use function room and two office spaces.

The exterior of the building is proposed to be finished in render and vertical larch timber cladding, with large areas of glazing, particularly in the library and café areas. The main entrance lobby to the site will be clad in zinc, and soft landscaping and lighting are proposed around the site to help direct visitors.

7.0 Supporting information provided by the applicant

- Design and access statement
- Playing field impact assessment
- Trip analysis report
- Existing record photographs
- Noise impact assessment
- Supplementary planning information - Parks and greenspaces additional information
- Vehicle track - Refuse vehicle
- Supplementary planning information - Crime prevention

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
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19/1105/FUL	Proposed New Community Hub Building to include; a library, sports changing rooms, cafe, multi-purpose function rooms and office space.	PER	04.02.2020
21/1380/TPO	Quercus cerris (T1) - Reduce regrowth and over extending limbs of eastern aspect adjacent No8 Hummingbird close by 3m to reduce wind leverage on already compromised stem base and rebalance crown. 2 man days	PER	30.11.2021
11/1784/ECC	Footpath/Cycleway from Pinhoe Station to Pinhoe Road junction with Cumberland Way	PER	03.02.2012
11/1158/ECC	Footpath/Cycleway from Pinhoe Station to Pinhoe Road junction with Cumberland Way	PER	25.08.2011
11/1110/ECC	Floodlights (4) around multi use games area and lighting of access path	PER	12.09.2011
98/0236/EGR	Fenced and surfaced area for multi use ball activities	PER	05.03.1999
98/0597/FUL	Construction of 'dug out' shelters on east side of football pitch	PER	11.08.1998

9.0 List of constraints

- Within landscape setting
- Owned by Exeter City Council
- Smoke control area

- Radon potential
- Area of advertisement control

10.0 Consultations

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

Sport England

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 (E2) of our playing fields policy in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

They make several comments, which the agent has responded to.

Network Rail

No objection in principle to the proposal. Request a surface water drainage condition.

Devon and Cornwall Police, Designing Out Crime Officer

Provides guidance on crime prevention.

Devon County Council Highways

- No objection to the access arrangements shown on the application.
- Regarding vehicular movements to and from the site, it is unlikely that the proposed level of movements to and from the site would represent a significant highway safety concern and would therefore have no reason to recommend refusal on these grounds.
- There are likely to be linked trips, and there will also be greater use of public transport to access the site and reduce the level of and the need for vehicular movements due to its sustainable location.
- There will be an increase in cycle parking within the site, allowing for additional movements that reduce the number of vehicular movements. It is noted that there will be two cycle parking areas, one undercover, and an e-bike stand.
- No objection; recommend conditions on Construction Method Statement, details of the connection point from the shared use path, and travel/car park management plan.

Exeter City Council Environmental Health

Recommend conditions for a Construction Environment Management Plan (CEMP), sound levels of plant, hours of use, amplified music restriction on hours of use, and details of the kitchen extraction unit.

11.0 Representations

One objection received. The objector has two major concerns regarding the proposed development: the lack of additional parking and increased traffic generation on Station Road. The objector raises concerns that there will be increased parking on the residential road and considers the trip analysis report to be flawed. There are only two buses an hour from Pinhoe Station, with the L bus replaced by the E2.

12.0 Relevant policies

Development Plan

National Planning Policy Framework February 2021

- 7. Having good design
- 8. Promoting healthy communities
- 11. Conserving and enhancing natural environment

Exeter Local Development Framework Core Strategy (Adopted 21 February 2012)

- Objective 6 Meet community needs
- Objective 9 Achieve excellence in design
- CP10 Community facilities
- CP15 Sustainable design and construction
- CP16 Strategic green infrastructure
- CP17 Design and local distinctiveness

Exeter Local Plan First Review 1995-2011

- AP1 Design and location of development
- AP2 Sequential approach
- S5 Food and drink
- L3 Protection of open space
- L4 Provision of playing pitches
- L5 Loss of playing fields
- L7 Local sporting facilities
- CS6 Community halls
- T1 Hierarchy of modes of transport
- T2 Accessibility criteria
- T3 Encouraging use of sustainable modes of transport
- LS1 Landscape setting
- DG1 Objectives of urban design
- DG2 Energy conservation

Exeter City Council Supplementary Planning Document

Public open space SPD 2005

Exeter City Council Development Delivery DPD

- DD1 Sustainable development
- DD20 Sustainable movement
- DD21 Parking

DD22 Open space
DD23 Other community facilities
DD25 Design principles
DD26 Designing out crime

Exeter City Council Playing Pitch Strategy 2022

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.

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 Equality 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 persons 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

Four full-time jobs, four part-time jobs: a total of six full-time equivalent jobs

16.0 Planning assessment

Principle of development

The NPPF sets out that planning decisions should address identified local health and well-being needs by aiming to achieve healthy, inclusive and safe places which enable and support healthy lifestyles. The NPPF further states that planning authorities should plan positively for the provision and use of community facilities to enhance the sustainability of communities by providing the social, recreational and cultural facilities and services the community needs. They should consider and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community (paragraphs 92 and 93).

The Exeter Local Plan Policy CS6 regards the availability of halls for public hire, such as the proposed, presents the opportunity for a variety of community uses which are

an essential factor in the potential strength and quality of community life. The development plan, therefore, supports introducing a community hub building.

Community Facility and Sports Pitch Provision

Policy CP19 of the Core Strategy identifies a need for the expansion of Pinhoe Library. Therefore, incorporating a library space is acceptable in principle.

Objective 6 of the Core Strategy is to meet the needs of communities to improve quality of life and reduce social exclusion. The proposed building is located close to where people live and easily accessible by foot. This multi-use proposed facility presents an effective way to meet the community's needs. As stated in the applicant's design and access statement, the project is a community-led initiative and has undergone two rounds of public consultation before submitting a planning application.

Core Strategy Policy CP10 (Meeting community needs) outlines that facilities that meet Exeter's community, social, health, education, leisure and recreation needs (amongst others) will be protected. New and improved community facilities must be provided to meet new development needs, contribute positively to safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation. Policy CP10 sets out that facilities that serve the city as a whole should be located in the City Centre or, if this is not feasible, at sustainable locations which are readily accessible.

The proposal, therefore, is considered a positive contribution to the community through the provision of a variety of community facilities, such as the library, and due to its sustainable location, which is supported by Policies CP10, CP19 and Objective 6 of the Core Strategy and Policy CS6 of The Exeter Local Plan.

Loss of land associated with a playing field

The Exeter Local Plan identifies that playing fields are under pressure for development. Proposals for development on sites such as this are therefore assessed to determine whether the loss would cause harm to recreation opportunities.

The location of the proposed development does not affect land capable of forming part of a playing pitch due to the position of the play area, proximity to the railway and the position of the cycle/footpath. It does not affect the quality or quantity of existing playing pitches. Furthermore, Sport England has raised no objections to the proposal as it meets exception 2 of their playing fields policy, providing ancillary facilities for the site's principal use and not compromising the existing pitches. The development will improve the quality of the current changing facilities. It is also considered that the site does not form a valuable amenity or ecological role.

On balance, it is considered that the loss of this area of land alongside the existing pitch is outweighed by the additional benefit of the proposed community facility and the landscaping improvements included within the application. It is considered that the proposed development complies with policies L3 and L5 of the Exeter Local Plan.

Scale, design, impact on character and appearance

It is acknowledged that the proposed community hub is large. To reduce the massing, the building has been kept primarily single-storey and is broken up with sections of differing materials, reflecting its different uses.

The proposed external finish to the building, with a mix of render, larch timber cladding and large glazing sections, are considered sympathetic to the park setting., A condition will be added to any consent to ensure a high-quality external finish.

The distance between the proposed building and the residential dwellings at Oakley Close, which back onto the railway line, is over 38 metres. This is sufficient not to be detrimental to the amenity or outlook of the dwellings. Furthermore, the building has been designed to minimise windows to the north elevation, so there will be no significant detrimental impact on privacy.

The proposed building is not considered harmful to the character and appearance of the area or landscape setting.

The proposed development complies with policies CP16 and CP17 of the Core Strategy and policies LS1, DG1, and DG4 of the Exeter Local Plan.

Transport and highways matters

Station Road Playing Field is readily accessible by public transport, foot and bicycle and is within 400 metres of the Pinhoe local centre. Policy CP10 of the Core Strategy states that facilities which serve neighbourhood needs should be located close to district or local centres or at locations easily accessible by the local community, particularly by foot or bicycle. The proposal will further encourage travel by sustainable methods with the provision of an additional 18 secure cycle parking stands as well as cycle lockers. This is compliant with the requirements of Policy T3 of the Local Plan.

There is no policy justification for insisting on parking provision above that set out in the development plan and supporting documents. Additional parking would be unsustainable, contrary to the Council's aims of reducing reliance on the private car and minimising the contribution of new development to climate heating. The consultation with the Highways Officer indicated that some of the journeys to the community hub would be linked. Therefore the visits to the site per hour will not be significant. However, a car park management plan should be implemented to manage the parking on site as part of a Travel Plan. Given their sustainable nature,

these measures should be able to minimise car visits to the site. For these reasons, the parking on site is sufficient and does not constitute a reason for refusal.

Energy Efficiency

The application states that the new building will adhere to the current standards to reduce carbon emissions. Under the Building Regulations, it will be an energy-efficient building. It has been designed to utilise natural ventilation and will have solar power panels on the roof.

17.0 Conclusion

The proposal complies with local and national policies supporting communities, a healthy lifestyle, and protecting the environment and local amenities. It will significantly contribute to the quality of life of Pinhoe residents.

18.0 Recommendation

GRANT permission subject to the following conditions.

Conditions

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 08 February 2023 (including drawings numbers 18048 P0101 rev H, 18048 P0105 rev E, 18048 P0201 rev G, 18048 P0301 rev C, 18048 P0401 rev D, Design and Access Statement, and Parks & Greenspaces Additional Information) and 07 March 2023 (Playing Field Impact Analysis) as modified by other conditions of this consent.

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

3) Pre-commencement condition: No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase.
- b) The parking of vehicles of site operatives and visitors.
- c) The areas for loading and unloading plant and materials.
- d) Storage areas of plant and materials used in constructing the development.

- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Wheel washing facilities.
- g) Measures to monitor and control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.
- i) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.
- j) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
- k) No driven piling without prior consent from the LPA.

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

Reason 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.

4) Pre-commencement condition: Details of all building services plant, including sound power levels and predicted sound pressure levels at a specified location outside the building envelope, to be submitted to and approved in writing by the LPA. The predicted noise levels shall be submitted prior to commencement of the development and shall be demonstrated by measurement prior to occupation of the development.

Reason for pre-commencement condition: In the interests of the amenity of the area, especially nearby residential uses. These details are required pre commencement as specified to ensure that the plant will not give rise to significant adverse impacts on the amenity of neighbouring receptors.

5) Pre-commencement condition: No development approved by this permission shall be commenced until a scheme, including design calculations and construction details, for the disposal of surface water which shall include the provision and implementation of a surface water regulation system and storage facility has been approved and implemented to the satisfaction of the Local Planning Authority in accordance with the details and timetable agreed. Note: no structure shall be within 5m of the railway boundary and no water shall be discharged on the adjacent railway land.

Reason for pre-commencement condition: To make sure that the development does not affect the safety and continued running of the neighbouring railway

6) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

7) The development hereby approved shall not be used outside the hours of 07:00 to 23:30.

Reason: So as not to detract from the amenities of the nearby residential property.

8) Amplified music shall not be played outside the hours of 08:00 to 20:00.

Reason: In the interests of the amenity of the area, especially nearby residential uses

9) Prior to the commencement of the use hereby permitted, the kitchen ventilation system for the unit shall be installed in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The details shall include drawings of the location and design of the system, and information on how odour emissions shall be controlled, including abatement if necessary, and how the system shall be maintained to ensure it does not adversely affect the amenity of surrounding uses.

Reason: In the interests of the amenity of the area, especially nearby residential uses

10) No part of the development hereby approved shall be brought into its intended use until details of the connection point from the shared use path to the Exeter City Car Park as indicated on Drawing Number 108048 P01.01 RevH have been approved in writing by the Local Planning Authority. No part of the development shall be occupied until the links/facilities have been provided, surfaced and marked out in accordance with the approved plans retained for those purposes at all times.

Reason: To provide a safe and suitable access for pedestrians and cyclists in accordance with Paragraph 108 of the NPPF

11) No part of the development hereby approved shall be brought into its intended use until the pedestrian connection from the site to Pinhoe Train Station platform as indicated on Drawing Number 108048 P01.01 RevH, have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all time.

Reason: To provide a safe and suitable access for pedestrians in accordance with Paragraph 108 of the NPPF

12) No part of the development hereby approved shall be brought into its intended use until, details are submitted to the Local Planning Authority of secure covered cycle parking provision for the development. No part of the development shall be occupied until such details have been agreed in writing by the Local Planning Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details.

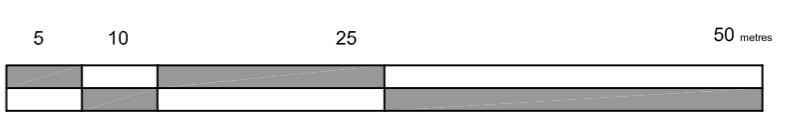
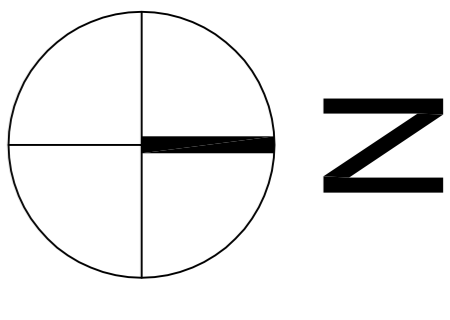
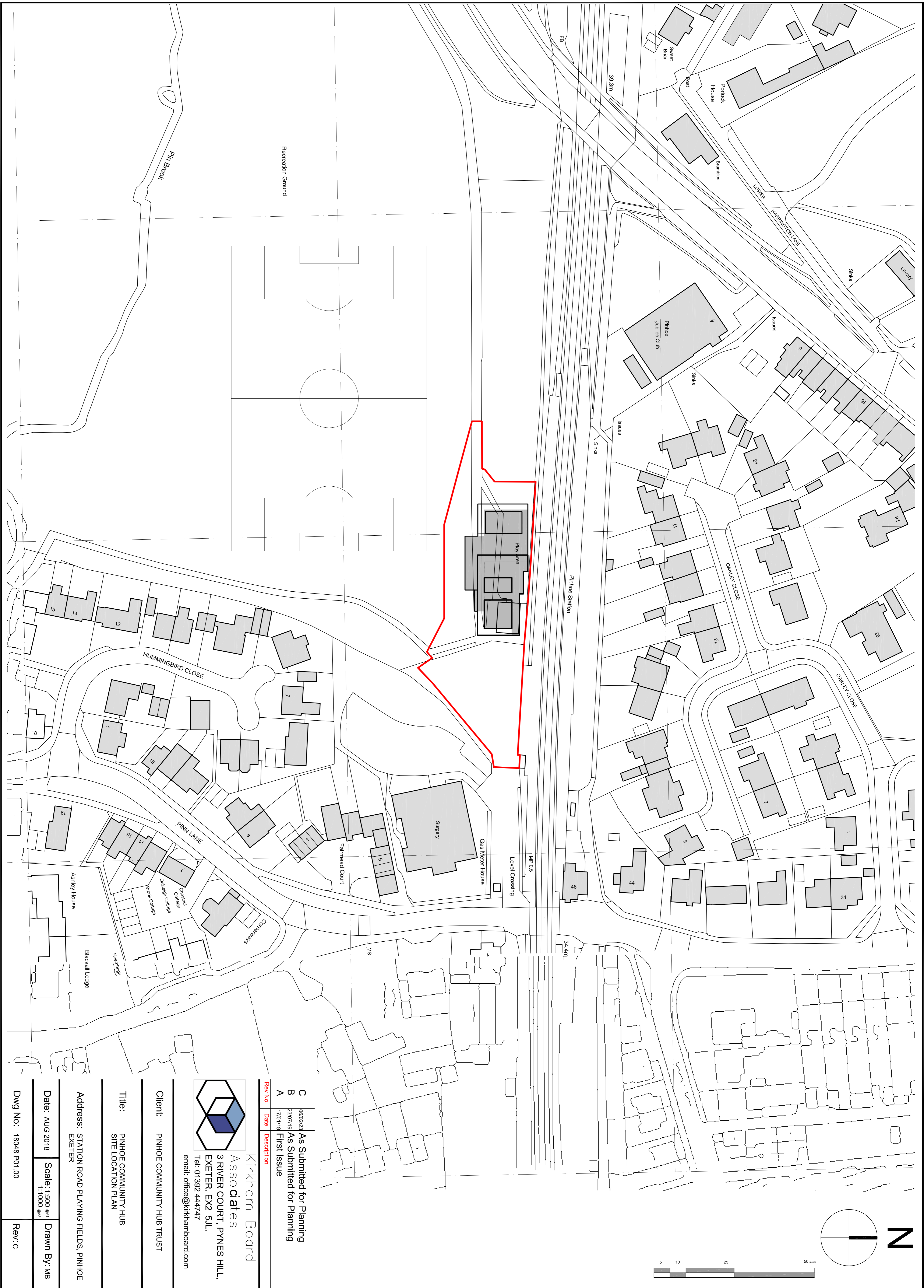
Reason: To provide adequate facilities for sustainable transport.

13) No part of the development shall be occupied until a travel plan/car park management plan (including recommendations/arrangements for monitoring and review) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the recommendations of the travel plan shall be implemented, monitored and reviewed in accordance with the approved document, or any amended document subsequently approved in writing by the Local Planning Authority.

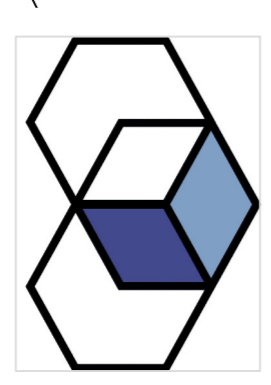
Reason: To ensure that the development promotes all travel modes to reduce reliance on the private car, in accordance with paragraph 111 of the NPPF

14) A detailed scheme for landscaping and management plan, including the planting of trees and or shrubs, the use of surface materials, the bollards separating the car park from the cycleway, proposed park maintenance access gate and boundary screen walls and fences shall be submitted to the Local Planning Authority and no dwelling or building shall be occupied 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 and maintenance will be the responsibility of the operators.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.



Rev No.	Date	Description
C	06/02/23	As Submitted for Planning
B	23/07/19	As Submitted for Planning
A	17/01/19	First Issue


Kirkham Board Associates
 3 RIVER COURT, PYNES HILL,
 EXETER, EX2 5JL.
 Tel: 01392 444747
 email: office@kirkhamboard.com

Client: PINHOE COMMUNITY HUB TRUST
Title: PINHOE COMMUNITY HUB SITE LOCATION PLAN

Address: STATION ROAD PLAYING FIELDS, PINHOE EXETER

Date: AUG 2018
Scale: 1:500 (e1) 1:1000 (e4)
Drawn By: MB

Dwg No.: 18048-P01.00
Rev: C

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Planning Committee Report 22/0756/FUL

1.0 Application information

Number:	22/0756/FUL
Applicant Name:	Mr Hill,
Proposal:	Proposed development of six detached, 5-bedroom residential dwellings and associated access and landscaping.
Site Address:	Newbery Car Breakers, Redhills, Exeter
Registration Date:	26 May 2022
Link to Documentation:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCHSEUHBGS600
Case Officer:	Christopher Cummings
Ward Member(s):	Cllr Bialyk, Cllr Knott, Cllr Sutton

At the Delegation Briefing meeting held on 31 January 2023, Members considered that it would be in the public interest for this application to be determined by the Planning Committee.

2.0 Update following 24 April 2023 Planning Committee

Following the Planning Committee held on 24 April 2023, Members were minded to refuse this application. Accordingly, it was moved that the Officer be requested to report back to the next meeting of the Committee with the full technical reasons for refusal based on the following concerns:

- Highway safety
- Sustainable transport

The report considered at the Committee on 24 April 2023 is attached as an appendix.

Members wished the refusal reasons to 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. Accordingly, the technical reason for refusal recommended by officers is:

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 and cyclists safe access to and from the site;
and,
- b) 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.

Planning Committee Report 22/0756/FUL

1.0 Application information

Number:	22/0756/FUL
Applicant Name:	Mr Hill,
Proposal:	Proposed development of six detached, 5-bedroom residential dwellings and associated access and landscaping.
Site Address:	Newbery Car Breakers, Redhills, Exeter
Registration Date:	26 May 2022
Link to Documentation:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCHSEUHBGS600
Case Officer:	Christopher Cummings
Ward Member(s):	Cllr Bialyk, Cllr Knott, Cllr Sutton

At the Delegation Briefing meeting held on 31 January 2023, Members considered that it would be in the public interest for this application to be determined by the Planning Committee.

2.0 Summary of recommendation

Recommended to grant subject to conditions

3.0 Reason for the recommendation:

The site has several previous consents for dwellings, and there is consent for a significant development to the north and west of the site. Whilst this development will see an increase from the previously consented five dwellings to six, there is adequate on-site space for this additional dwelling without significant impacts.

Access will be via the existing Redhills access, and there are not considered to be any significant highway impacts. Whilst a footway was discussed, the scale of development would not make this a requirement. It is noted that a development to the north will provide widening and footways on Redhills as part of its conditions, however this application is considered to be acceptable as submitted without a footpath being provided.

The dwellings are of a good size, with extensive gardens and have been confirmed to provide suitable light levels.

The protected trees bordering the site are to be retained, and suitable ecological mitigation will be secured via a condition.

Overall, the proposal is considered to accord with national and local policy and recommended for conditional approval.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The principle for residential development has been established through previous consents and is acceptable subject to the material planning considerations of this report.
Scale, design, impact on character and appearance	<p>The site is within a designated landscape area; however, in accordance with the previous approvals on the site and the Outline approval to the north, it is not considered to have a significant impact on this.</p> <p>The dwellings encircle a central road with suitable space for access and turning by refuse or other vehicles.</p> <p>The dwellings have acceptable materials, and although almost identical in design, the site is primarily screened from public view and using different colours will help break up the monotony.</p>
Impact on amenity	<p>All dwellings meet the Nationally Described Space Standards and have extensive gardens confirmed to provide suitable light levels. Existing neighbours to the south are far away and screened by trees and hedgerows.</p> <p>The development to the north is also screened by trees and hedgerows and has no finalised site design. As such, it is not considered that there are any significant amenity impacts.</p>
Contamination	The submitted reports identified potential contamination risks in the north-west corner of the site. A submitted remediation strategy was

Issue	Conclusion
	found acceptable, and its matters will be required via a condition. With the remediation strategy, the risks to human health are considered acceptable.
Biodiversity	The site is bordered by trees covered by a Tree Preservation Order, and all of these are proposed to be retained. In terms of biodiversity, bats and dormice are identified in the area, and suitable mitigation measures will be required via condition per Council Ecologist recommendations.
Highways	The proposal will see a new road utilising the existing access from Redhills. The access is acceptable as existing, and suitable parking will be provided, with cycle storage required via a condition. Concerns were raised over the lack of dedicated footway on Redhills; however, due to the scale of development, it is not considered necessary to provide one. It is noted that the Outline approval to the north for 80 dwellings will see this road widened and a 2m footway installed as part of their condition requirements, which will benefit this site long-term.
Drainage	The submitted Ground Investigation Report notes that infiltration drainage will not be possible at this site. An attenuation tank and connection to the existing SWW drainage system are proposed. This is considered acceptable subject to final detailing via a condition.

5.0 Description of site

The application site is a former scrapyards located in the Redhills area to the city's north-west. There is an existing access on the western boundary onto Redhills, opposite the junction to Barley Lane. There are existing dwellings to the north-west on the west side of Redhills, with fields to the north and north-east. Barley Lane runs

along the site's western side, with the east and south-east bordered by an area of woodland. Further to the south east is residential development along St Peters Mount.

The site is a 0.33 hectares plot, gently sloping to the south and bordered on all sides by existing trees covered by several Tree Preservation Orders. The site is within a designated Landscape Setting and east of a designated area of local interest for Nature Conservation. Existing dwellings in the surrounding area are a mix of detached and semi-detached to the north-west along Redhills and detached to the south-east, along St Peters Mount.

It is noted that there is an extant Outline consent ([20/1380/OUT](#)) to the north and west of the site, separated by the existing trees and woodland for 80 dwellings.

6.0 Description of development

Proposed development of six detached, 5-bed dwellings and associated access and landscaping.

The dwellings are proposed to be three-storey detached properties, with the top floor incorporated into the roof space. They encircle a central road connecting the existing western access to Redhills. It is proposed that each dwelling will have a private driveway and an integral double garage.

The existing trees surrounding the site are proposed to be retained in full.

7.0 Supporting information provided by applicant

- 21014 Planning Statement (May 2022)
- Design Statement (received 19 July 2022)
- 6169 Phase 1 Contamination Report (May 2018)
- 6169/GIR Ground Investigation Report (March 2021)
- 6169/RS – Phase 3 Remediation Strategy
- KS/6169/TN Additional Contamination Testing Note (15 December 2021)
- Landscape and Visual Appraisal (July 2022)
- 507.4.113A Illustrative Perspective (March 2021)
- 507.4.114A Illustrative Perspective (March 2021)
- 507.4.115A Illustrative Perspective (March 2021)
- 507.4.116A Illustrative Perspective (March 2021)
- The Barleys Maps Figure Set (July 2022)
- Viewpoints Figure Set (July 2022)
- 2225/TS BS5837:2012 Tree Survey (19 May 2022)
- 2225/AIA Rev B BS5837:2012 Arboricultural Impact Assessment (06 December 2022)

- 220525 Rev 02 Impact Assessment (June 2022)
- 507.4.1221 Plot 6 Comparison to ECC Residential Design Guide SPD (October 2022)
- 507.1.122 Illustrative Plot 6 Shadow Study Jun/Jul/Aug (October 2022)
- 7082 Technical Note – Highways (February 2022)

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
17/1928/OUT	Outline application for five dwellings (All Matters Reserved).	PER	31.07.2018
22/0756/FUL	Proposed development of six detached, 5-bedroom, residential dwellings and associated access and landscaping.	PCO	
03/0906/FUL	Residential development to provide three detached dwellings with garages, alterations to existing access to highway and associated works	PER	30.06.2003
02/0078/RES	Residential development to provide 3 dwellings and improvements to access to highway, design, landscaping and external appearance (Approval of reserved matters pursuant to outline approval 98/0602/01 dated 19 January 1999)	PER	23.04.2002
00/1819/OUT	Residential development to provide 5 dwellings, parking and access to highway (approval sought for access and siting)	REF	01.02.2001

00/1200/OUT	Residential development to provide 5 dwellings, parking and access to highway (approval sought for access and siting)	REF	03.11.2000
98/0602/OUT	Erection of 3 dwellings and associated access (approval sought for siting and access)	PER	19.01.1999
85/0786/FUL	Variation of planning permission to allow stacking of cars for dismantling and removal from site	PER	25.07.1985

The following site history is considered relevant in the context of this application:

Reference	Address	Proposal	Decision	Decision Date
21/1377/OUT	Land East of Barley Lane, EX4 1SU	Outline planning application for a residential development of up to 9 dwellings and associated infrastructure.	REF (dismissed at appeal)	12.04.2022
20/1380/OUT	Land at Redhills, Exwick Lane	Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).	REF (allowed at appeal)	18.06.2021

9.0 List of constraints

The following aspects are constraints on this site:

- Potentially contaminated land
- Radon potential
- Smoke control area

- Tree Preservation Orders along the site boundaries.
- Mature woodland to the west and south
- Within a designated Landscape Setting
- East of a designated area of local interest for Nature Conservation

10.0 Consultations

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

Natural England – A Habitat Regulations Assessment will need to be undertaken to assess impacts on the protected European Marine Sites.

RSPB – Recommended integral swift boxes to be incorporated into each dwelling, bee bricks, hedgehog highways and provision for bats.

DCC Highways – No objection to proposal. The development will use the existing access and the level of pedestrian movements is not high enough to require footway installation on Redhills. It is noted that an appeal to the north of site will see significant road and footway improvements to Redhills.

DCC Education - When factoring in approved but unimplemented housing developments and outstanding local plan allocations, DCC has forecast that there is enough spare primary and secondary capacity to accommodate the number of pupils expected to be generated from this development and no contribution is sought.

ECC Environmental Health – No objection subject to conditions. Initially raised objections requiring submission of Phase 1 and 2 Contamination Reports to support remediation strategy. Following the submission of these, it was confirmed that there is a risk of contamination in the north-west corner of the site and that the proposed Phase 3 Remediation Strategy was suitable to mitigate this risk.

ECC Ecologist – No objection subject to conditions. The submitted Ecological Appraisal noted bats on site, and as such, conditions will be required concerning a sensitive light scheme and mitigation should any tree crowning occur. Dormice surveys were not up to guideline levels; however, this can be successfully mitigated by including details in the CEMP alongside the sensitive lighting scheme. Japanese Knotweed was noted at the site, and this will be required to be removed.

ECC Arboriculturist – No in-principle objection to the proposal. Submitted documents set out tree protection measures, and all protected trees are to be retained. The sun study submitted demonstrates suitable sunlight to dwellings, and the proposal will not impact trees.

ECC Urban Design and Landscape Officer – Commented on the potential impact of surrounding trees and the need for management and maintenance access for trees. Noted that vehicles dominate the front of the site and that there is repetition in building design.

Exeter Civic Society – Object to the proposal. The use of the site for residential is supported; however, the proposal is not the most efficient use of the land and a higher density level, with smaller dwelling sizes, is more appropriate.

11.0 Representations

Two objections have been received, raising the following concerns:

- The number of dwellings was the main stumbling block on previous applications, and the previous approval of 5 houses is sufficient.
- An increase in dwelling numbers will be a poor use of the site and impact each property's space.

12.0 Relevant policies

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2021) – in particular, sections:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Planning Practice Guidance (PPG):

- Air quality
- Appropriate assessment
- Climate change
- Community Infrastructure Levy
- Design: process and tools
- Effective use of land
- First homes

Flood risk and coastal change
Healthy and safe communities
Historic environment
Housing for older and disabled people
Housing: optional technical standards
Housing supply and delivery
Land affected by contamination
Natural environment
Noise
Planning obligations
Renewable and low carbon energy
Transport evidence bases in plan making and decision taking
Travel Plans, Transport Assessment and Statements
Use of planning conditions
Viability
Waste
Water supply, wastewater and water quality

National Design Guide (October 2019)
National Model Design Code (MHCLG, 2021)
Manual for Streets (CLG/TfT, 2007)
Cycle Infrastructure Design Local Transport Note 1/20 (DfT, July 2020)
Protected species and development: advice for local planning authorities (Natural England and DEFRA, 7 January 2021)
Protected sites and areas: how to review planning applications (DEFRA and Natural England, 5 August 2016)
Biodiversity duty: public authority duty to have regard to conserving biodiversity (Natural England and DEFRA, 13 October 2014)
Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England (Fields in Trust, 2020)

Development Plan

Core Strategy (Adopted 21 February 2012)

CP1 – Spatial strategy
CP4 – Density
CP5 – Mixed Housing
CP7 – Affordable Housing
CP9 – Transport
CP11 – Pollution

- CP12 – Flood Risk
- CP13 – Decentralised energy networks
- CP14 – Renewable and Low Carbon Energy
- CP15 – Sustainable Construction
- CP16 – Green Infrastructure, Landscape and Biodiversity
- CP17 – Design and Local Distinctiveness
- CP18 – Infrastructure

Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)

- AP1 – Design and location of development
- AP2 – Sequential approach
- E3 – Retention of employment land or premises
- H1 – Search sequence
- H2 – Location priorities
- H3 – Housing sites
- H7 – Housing for disabled people
- L4 – Provision of playing fields
- T1 – Hierarchy of modes
- T2 – Accessibility criteria
- T3 – Encouraging use of sustainable modes
- T5 – Cycle route network
- C5 – Archaeology
- LS2 – Ramsar/Special Protection Area
- LS3 – Sites of Special Scientific Interest
- LS4 – Nature Conservation
- EN2 – Contaminated land
- EN3 – Air and water quality
- EN4 – Flood risk
- EN5 – Noise
- DG1 – Objectives of urban design
- DG5 – Provision of open space and children’s play areas

Devon Waste Plan 2011 – 2031 (Adopted 11 December 2014) (Devon County Council)

- W4 – Waste Prevention
- W21 – Making Provision for Waste Management

Other Material Considerations

The Exeter Plan – Outline Draft Plan (September 2022)

- S1 – Spatial Strategy

S2 – Liveable Exeter delivery principles
CE1 – Net Zero Exeter
CE3 – Flood Risk
H1 – Housing Requirement
EJ2 – Retention of Employment Land
STC1 – Sustainable Movement
STC2 – Active and Sustainable Travel in New Developments
STC3 – Active Travel Proposals
STC4 – Public Transport Proposals
STC5 – Digital Communications
NE3 – Biodiversity
NE4 – Green Infrastructure
HH1 – Conserving and Enhancing Heritage Assets
D1 – Design Principles
H1 – Health and Wellbeing
IC1 – Delivery of Infrastructure
IC2 – Community Facilities

Exeter City Council Supplementary Planning Documents:

Affordable Housing SPD (April 2014)
Sustainable Transport SPD (March 2013)
Planning Obligations SPD (April 2014)
Public Open Space SPD (Sept 2005)
Residential Design Guide SPD (Sept 2010)
Trees and Development SPD (Sept 2009)

Devon County Council Supplementary Planning Documents:

Minerals and waste – not just County Matters Part 1: Waste Management and Infrastructure SPD (July 2015)

Exeter City Council First Homes Planning Policy Statement (June 2021)

Exeter City Council Annual Infrastructure Funding Statement 2021/22 Report

Net Zero Exeter 2030 Plan (Exeter City Futures, April 2020)

Archaeology and Development SPG (November 2004)

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. 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 the provision of additional dwellings.

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 Equality 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 persons 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 on 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.

Non material considerations

CIL contributions

The adopted CIL charging schedule applies a levy on proposals that create additional new floor space over and above what is already on a site. This proposal is CIL liable.

The rate at which CIL is charged for this development is £80 per sq metre plus new index linking. Confirmation of the final CIL charge will be provided to the applicant in a CIL liability notice issued prior to the commencement of the development. All liability notices will be adjusted in accordance with the national All-in-Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors for the year when planning permission is granted for the development. Full details of current charges are on the Council's website. The rate per sqm granted for 2020 for this development is £119.29/

The proposal will generate Council Tax

16.0 Planning assessment

1. Principle of Development

The planning history has several applications for dwellings on this site, with the most recent, an outline application for five dwellings (17/1928/OUT), being approved. This outline consent was for all matters reserved, so only the principle of dwellings in this location was accepted.

It is noted that an application for three dwellings (03/0906/FUL) was approved in 2003. This full application included aspects such as the access point to the public highway.

The site is not allocated for development; however, the history of approvals on it does set a precedent for the acceptability of residential dwellings in this location. Therefore, the 'in-principle' matter is whether the increase in dwelling numbers is acceptable.

Core Strategy Policy CP4 seeks the highest appropriate density compatible with the local character. Whilst the details of this will be discussed in detail later in the report, it is considered that the constraints of the site in terms of access, pedestrian movements and overshadowing from trees, alongside the surrounding built form of detached dwellings, means that the proposed level of density is, in principle, acceptable for this site.

The proposal will be assessed against the usual material planning considerations, which will be set out below to ensure that this increase in density can be suitably accommodated within this site.

2. Scale, design, impact on character and appearance

The site is proposed to be laid out as six detached dwellings encircling an access road connecting the existing access to Redhills. It was noted that the road does create a level of dominance within the centre of the site; however, the benefits of this in terms of access for refuse lorries will, on balance, outweigh that harm, ensuring that refuse collection is kept within the site and preventing highway clutter. The layout is acceptable and does not create an overly dominant presence from the dwellings, with suitable spacing between each property.

The site is within a designated Landscape Setting, and these dwellings have the potential to impact the wider landscape. In assessing this impact, the wider area needs to be considered, with particular attention on the outline approval 20/1380/OUT to the north and west of this site, as well as the previous consents for the development of dwellings on this site. Given the conclusion reached in the earlier permissions, the impacts on the Landscape Setting are considered acceptable.

The buildings' designs are almost identical, which was raised as a potential issue by the Council's Urban Designer. It is noted that they are rotated and mirrored to reduce this impact, with the submitted documents stating that various colours of materials will be used. This is an acceptable method of preventing an 'identikit' development, and a condition is recommended for details of all materials, including colours.

It is noted that cycle storage and bin storage areas are not shown on the submitted plans, and a condition will be set out requiring these details to ensure they are of suitable design and location.

Due to the surrounding TPOs and the large scale of these dwellings, removing the permitted development rights for extensions and outbuildings is considered appropriate to ensure any proposed additions are of a suitable scale and positioning.

3. Amenity

All new dwellings are required to meet the Nationally Described Space Standards (NDSS). Each dwelling exceeds the NDSS for floor space and bedroom sizes, and windows serve all habitable rooms.

The position of the dwellings is such that there is no direct overlooking from windows, and the site boundary screening of trees and hedgerows will provide privacy and reduce amenity impacts from neighbouring dwellings.

Each property has a large detached garden that exceeds the Residential Design Guide SPD recommendations.

Trees border the site on all sides, and there is the potential for shade to be cast over the plots, particularly Trees T11 and T12 impacting Plots 5 and 6. A sun study was submitted concerning this and demonstrated that at the height of summer, there is a relatively low impact from shading throughout the day. It is considered that the level of impact is acceptable in this instance, and there is suitable light for each dwelling.

Regarding neighbour amenity impacts, the site boundary is approximately 49 metres from properties to the south and about 60 metres from the closest dwelling to the south. There are existing trees and woodland separating the developments, and as such, there is not considered to be any significant amenity impact.

To the north and west is a site with outline consent for 80 dwellings. Similarly, these are screened with trees and hedgerows to limit amenity impacts. This outline consent does not have the site layout agreed upon yet, and as such, it would need to be designed to take in potential impacts from this development at the reserved matters stage. It is not considered that amenity adjustments required by this development would prejudice the outline site moving forward.

Overall, the proposal provides a good standard of amenity for future occupants and will not significantly impact neighbours within the site and in the wider area.

4. Contamination

Phase 1 and Phase 2 contamination reports were submitted with this application. These reports identified the potential for risks from Made Ground, particularly in the north-west of the site, which will require capping. A lead hotspot was found; however, this was concerning a fragment of car debris, and it is considered that site clearance will remove this potential risk.

A Phase 3 Remediation Strategy was also submitted with the application, setting out the remediation methods to make the site safe for development. The Council's Environmental Health team were consulted on this. They did not object subject to a condition concerning carrying out the methods set out in the Phase 3 Remediation Strategy. With this condition, the proposal is not considered to generate significant contamination risks and is acceptable.

5. Biodiversity

The Council's Ecologist was consulted and did not object to the proposal subject to conditions relating to specific matters. An Ecological Impact Assessment (EclA) was submitted with the proposal, which is acceptable. An Ecological Enhancement Plan is recommended via a condition to show the specifics of habitat piles, bat/bird/invertebrate boxes and auditing of the installations.

A Landscape Planting Plan and Landscape and Ecological Management Plan are also recommended via a condition to ensure suitable planting and management occurs.

A seasonal bat survey was undertaken and recorded small numbers of greater horseshoe, lesser horseshoe and barbastelle species which are of a higher conservation priority and light sensitive. Concern was raised over potential impacts from excessive lighting at the site, which could impact these species and the wider woodland area. As such, a condition requiring a sensitive lighting strategy is recommended.

Trees surrounding the site have the potential for bat roosts; however, only a preliminary assessment was made. These trees are to be retained, and with the lighting condition, it is not considered necessary for further mitigation.

It is noted that several trees have fire damage, and it is likely that some form of crown reduction will be required; it was noted that these need to be fully surveyed before works occur, and a condition will be placed on the decision requiring this.

Japanese Knotweed was recorded on site in the EclA. It is unacceptable for this to be left in situ, and a condition is required for complete removal with an appropriate method statement and, ideally, by a specialist.

No dormice were recorded on site; however, the ECC Ecologist noted the survey as being half that required by guidelines and missed out on the critical month of May. As dormice are recorded in the surrounding area, they are potentially present. The likelihood of impact through the development is low due to the sensitive lighting scheme and surrounding habitat; however, a precautionary method statement will be required in the CEMP to lower the risk of harm to their habitat without suitable mitigation.

Concerning trees, the site is bordered by trees with Tree Preservation Orders on all sides. Initial concerns were raised regarding the impact of one of the dwellings on an established tree; however, the dwelling has since been repositioned, and this matter has been resolved.

The site layout does not require any direct tree works to facilitate the development, and acceptable root protection measures are proposed to protect them during development. It is considered that with the use of a condition to ensure trees are protected, there is no significant harm to the surrounding trees.

The proposed new dwellings will impact the wider protected European Marine sites, and a Habitat Regulations Assessment was undertaken. This confirmed increased visitor pressures on protected habitats would occur as the site is within 10km of the European Sites. In line with the South East Devon European Site Mitigation Strategy, this will be through financial mitigation as part of the CIL receipts from the development.

6. Highways and Access

The site proposes to use the existing access point from Redhill and will then create a private road within the site.

The access road will be large enough for refuse vehicles to access and turn, reducing impacts on the wider Highway network at collection times and preventing bins from being left on the site boundary or the public highway.

In terms of highway movements, they are not considered significant, with the previous use as a breakers yard having similar trip rates alongside large vehicle movements.

Double garages and driveways leading to them are proposed, which is considered an acceptable level of parking provision. EV charging will be provided in accordance with Building Regulations requirements.

Secure cycle storage will be required for each dwelling; however, this is not shown on the submitted plans and will be required via a condition.

Pedestrian access will be via Redhills, which currently has no footway in place, and it is not proposed to provide any as part of this application. The Highway Authority were

consulted on this proposal and advised that due to the low number of pedestrian movements from the site, it was not considered that a footway on Redhills would be necessary or justified to mitigate the level of movements and would result in an unacceptable narrowing of the vehicle highway at this point. Previous approvals for the development of dwellings on this site were also found acceptable without a footway being created. It is noted that these were for fewer dwellings; however, the Highway Authority has advised that the proposed six dwellings would not alter this position as the level of pedestrian movements would be similar to that previously approved.

The matter of a footpath within the site boundary was discussed with the applicant and a Planning Note was submitted setting out constraints that would prevent this being a suitable option as follows:

- The precedent for development of this site without a footway has been set through previous approvals and it is not considered that the increase in 1 dwelling will significantly increase pedestrian movements to require a footway.
- A footpath through the site would require steps to access Redhills and would not meet Highway accessibility requirements and would not be adopted.
- A footpath through the site would require a stepping out area on Redhills which would impact on the road network through introduction of a contraflow system for vehicles to navigate this point.
- A footpath through the site would exit partway down Redhills and would not cover the entire route to St Peters Mount.
- A footpath through land to south would require an agreement for 3rd Party Land and would create significant impacts on the existing woodland and associated biodiversity.
- A footpath through the site would not be able to be illuminated due to the need for sensitive lighting to protect bat habitats. This would impact on safety of users.
- A footpath through the site would impact on trees covered by TPOs. Any footpath would significantly impact on the trees and their roots due to the need for steps to access Redhills.
- A footpath would create viability issues due to costs of relocation of telegraph poles, construction work and tree and ecological mitigation. The scheme has high initial costs due to contaminant remediation and removal of Japanese knotweed removal and additional costs may impact on deliverability of the development.

These aspects have been considered by the assessing Officer and relevant consultees and the points set out are agreed with.

In addition to these aspects it should be considered that approved outline consent [20/1380/OUT](#) for development to the north of the site includes improvements to Redhills consisting of road widening and footways, and this proposal will benefit from these measures. Whilst this is only an Outline approval and the Reserved Matters

has not been submitted yet it should be noted that any significant increase in pedestrian movements in the surrounding area will require road improvements mitigation that will benefit this site.

On balance, for the reasons set out above, it is considered that the proposal will not create significant highway safety issues and is acceptable on those grounds.

7. Drainage

The site is within Flood Zone 1 and at low risk of flooding. The ground conditions are noted in the submitted Ground Investigation Report as unsuitable for infiltration drainage for surface water. As such, it is proposed to install an attenuation tank that connects to the existing mains water sewer running down Redhills. This is considered a suitable method of dealing with surface water, and this system's full details will be required via a condition.

Foul waste is also proposed to connect to the existing system, and confirmation from South West Water will be required to ensure suitable capacity for these additional dwellings.

17.0 Conclusion

The site has several previous consents for dwellings, and there is consent for a significant development to the north and west of the site. Whilst this development will see an increase from the previously consented five dwellings to 6, there is adequate on-site space for this additional dwelling without significant impacts.

Access will be via the existing Redhills access, and there are not considered to be any significant highway impacts. Whilst a footway was discussed, the scale of development would not make this a requirement. It is noted that a development to the north will provide widening and footways on Redhills as part of its conditions, however this application is considered to be acceptable as submitted without a footpath being provided.

The dwellings are of a good size, with extensive gardens and have been confirmed to provide suitable light levels.

The protected trees bordering the site are to be retained, and suitable ecological mitigation will be secured via condition.

Overall, the proposal is considered to accord with national and local policy and recommended for conditional approval.

18.0 Recommendation

Approval with the following conditions:

Timescale

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.

Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 19/07/2022_Site Location Plan
- 17/10/2022_507.1.102D GF Site Layout.pdf
- 17/10/2022_507.1.103B Prop Site Layout FF.pdf
- 17/10/2022_507.1.104B Prop Site Layout SF.pdf
- 17/10/2022_507.1.105B - site layout with existing survey.pdf
- 19/07/2022_507.1.106B Ground Floor with Car charge
- 19/07/2022_507.1.107A Prop GF Layout (1 and 5) copy
- 19/07/2022_507.1.108A Prop FF Layout copy
- 19/07/2022_507.1.109A Prop SF Layout copy
- 19/07/2022_507.1.110A Elevations 2 3 4 6 copy
- 19/07/2022_507.1.111A Elevations 1 and 5 copy
- 19/07/2022_507.1.112A Site sections copy
- 19/07/2022_507.1.118 Site Roof Plan and Bat Box (showing bird and bat boxes)
- 19/07/2022_507.1.119 Roof Plan
- 19/07/2022_507.1.120 Section
- 19/07/2022_890_01 Planting Plan
- 19/07/2022_890_02 Detail and Notes
- 19/07/2022_2225 TS TCP
- 19/07/2022_1682_0505_Drainage Strategy Option 1_Foul Longsections
- 19/07/2022_1682_0506_Drainage Strategy Option 1_Surface Water Longsections
- 19/07/2022_1682_0500_P1 Drainage Strategy Option 1

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

Pre-Commencement

Ecological Mitigation and Enhancement Strategy

Prior to commencement of the development hereby approved an Ecological Mitigation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority based on the recommendations set out in section 6.1.5 of the submitted 220525 Rev 02 Ecological Impact Assessment.

The development shall be undertaken in accordance with the approved strategy at all times.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest.

Contamination Remediation

No development shall occur on the approved scheme, other than those required for contamination remediation, until the measures set out in the submitted 6169/RS Phase 3 Remediation Strategy have been carried out in full.

Following completion of measures identified in the approved remediation scheme and prior to occupation of the development, a verification report must be produced that demonstrates the effectiveness of the remediation carried out and provides confirmation that no unacceptable risks remain, and is subject to the approval in writing of the Local Planning Authority (LPA).

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the LPA. An investigation and updated risk assessment must be undertaken, and where remediation is necessary an updated remediation scheme must be prepared, which is subject to the approval in writing of the LPA. Following completion of measures identified in the approved remediation scheme a verification report must be produced and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is required as a pre-commencement condition to ensure protection for workers on the development.

Japanese Knotweed

Prior to commencement of development full details of a scheme for eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority.

The approved measures shall be implemented in full prior to commencement of the development.

Reason: Japanese Knotweed is a highly invasive weed capable of structural damage and disturbance will cause it to spread.

Tree Protection Measures

Prior to commencement of work on site the tree protection measures set out sections 6 and 7 of the submitted 2225/AIA Rev B Arboricultural Impact Assessment shall be brought into use and remain operative at all times during construction.

Reason: To protect trees on the site boundary that are covered by Tree Preservation Orders.

Construction Method Statement

No development (including ground 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) Construction vehicle numbers, type routing.
- b) Access arrangements to the site.
- c) Traffic management requirements.
- d) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas).
- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Siting and details of wheel washing facilities.
- g) Cleaning of site entrances, site tracks and the adjacent public highway.
- h) Provision of sufficient on-site parking prior to commencement of construction activities.
- i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- j) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
- k) Measures to control the emission of dust and dirt during construction.
- l) No burning on site during construction or site preparation works.
- m) Measures to minimise noise nuisance to neighbours from plant and machinery.
- n) 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 unless alternative times have been agreed in writing with the Local Planning Authority.

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

Reason: To ensure that the construction works are carried out in an appropriate manner to minimise the impact on the amenity of neighbouring uses and in the interests of the safety and convenience of highway users. These details are required pre-commencement as specified to ensure that building operations are carried out in an appropriate manner.

Pre-foundations

SAP Calculations

Prior to the construction of the foundations of any dwelling hereby permitted, the Design SAP calculation(s) of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the dwelling(s) will achieve a 19% reduction in CO2 emissions in relation to the level required to meet the 2013 Building Regulations. No individual dwelling shall be occupied until the As-Built SAP calculation of the dwelling has been submitted to and approved in writing by the Local Planning Authority to confirm that a 19% reduction in CO2 emissions in relation to the level required to meet the 2013 Building Regulations has been achieved.

Reason: To ensure the dwelling(s) will achieve the energy performance standard required by Policy CP15 of the Core Strategy, taking into account the Written Ministerial Statement on Plan Making (25 March 2015) requiring local planning authorities not to exceed the equivalent of the energy requirement of Level 4 of the Code for Sustainable Homes, in the interests of reducing greenhouse gas emissions and delivering sustainable development. (Advice: Please see Paragraph: 012 ID: 6-012-20190315 of the National Planning Practice Guidance on Climate Change for background information.)

Surface Water Drainage

No work on foundations of the development hereby approved shall commence until full details for surface water management has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- The proposed surface water drainage system, including attenuation, should provide a 1 AEP standard of protection plus a 40% allowance for climate change. Calculations and modelling data should be produced in support of any drainage design showing that the defences and drainage system are designed to the required standard.
- A surface water exceedance flow route shall be identified on a plan that shows the route exceedance flows will take both on and off site from the point of surcharge, and demonstrating that these flows do not increase the risk of flooding to properties on and off the site and or to Third Party Land including the Public Highway. Exceedance flows should be intercepted and contained on site as far as this is reasonably practicable and safe to do so, ensuring that flows are directed away from public access areas.
- Proposals for the adoption and maintenance of the permanent surface water drainage system.
- Evidence there is agreement in principle from South West Water for the new connection into their system.

The development shall be undertaken in accordance with the approved details and maintained accordingly.

Reason: To reduce the risk of flooding to and from the development, and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory surface water management and disposal during and after development.

Street Details

No work on the foundations of the dwellings hereby approved shall take place until details of the street design have been submitted to and approved by the Local Planning Authority. These details shall include design, layout, levels, gradients, materials, lighting and method of construction and drainage of all roads and footways part of the development.

No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard.

Pre-DPC

Materials

No works shall occur above damp-proof course level until details of materials, including type and colour and a plan showing their location, has been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable material and colour palette for the development.

Pre-Installation

External Lighting

No external lighting shall be installed on the site until details of an external lighting strategy have previously been submitted to and approved in writing by the Local Planning Authority (including location, type and specification). The details shall include:

- Identification of areas/features on site that are particularly sensitive for light sensitive bats i.e. the boundary hedged and woodland edge;
- Details of how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats from using their flightiness, foraging areas or places of shelter or rest.
- Details of light levels of 0.5 lux or less in the vertical and horizontal plane at the sensitive features identified.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting shall be installed without written consent from the Local Planning Authority.

Reason: To ensure lighting is well designed to protect the amenities of the area and wildlife.

Pre-Occupation

Landscape Ecological Management Plan

Prior to first occupation of any of the dwellings hereby approved a landscape management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- Description and evaluation of features to be managed
- Ecological trends and constraints on site that might influence management
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The approved landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure biodiversity gain and that satisfactory landscaping works are provided and maintained.

Bin and bike stores

Each dwelling hereby approved shall not be occupied until an area within each respective garage has been marked out for refuse and recycle storage and secure bicycle storage. The refuse and recycling areas shall be large enough to fit two 240 litre containers and the bicycle storage shall have space for a minimum of two cycles. The allocated spaces shall be used solely for the storage of refuse/recycling bins and bicycles at all times thereafter.

Reason: To ensure suitable waste facilities to prevent visual impact and highway clutter and to promote sustainable transport options.

Provision of Parking Area

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason: To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway.

Electric Vehicle Charging Points

Prior to first occupation of each dwelling hereby approved the electric vehicle charging points shall be installed and made operative in accordance with the details set out in drawing 507.1.106B Proposed Ground Floor Layout (May 2021). The charging points shall be retained at all times thereafter.

Reason: To promote electric vehicle use as an alternative.

Compliance/Other

Ecological Mitigation

The recommended measures set out within Section 6.1.5 of the submitted 220525 Rev 02 Ecological Impact Assessment shall be carried out in full within the first planting season following first occupation of any dwelling hereby approved and retained at all times thereafter.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest.

Removal of PD

Notwithstanding the provisions of Article 3 and Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no development falling within Class E of Part 1 of Schedule 2 of the Order shall occur at any time without the written consent of the Local Planning Authority.

Reason: In order to ensure outbuildings are not located in ways that will compromise trees surrounding the site covered by Tree Preservation Orders.

Landscaping

The development hereby approved shall be undertaken in accordance with the details and planting schedule set out in 890/01 Planting Plan (08/07/2022) and 890/02 Details and Notes (08/07/2022).

Reason: To ensure suitable planting and biodiversity mitigation for the development.

Informatives

Negotiated Approval

In accordance with Paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

CIL

The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. Accordingly your attention is drawn to the need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website.

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

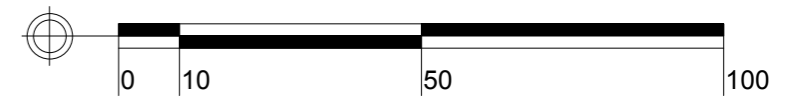
European Marine Sites

In accordance with Chapters 1 and 2 of the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA). Given the nature of the development, it has been concluded that an AA is required in relation to potential impact on the relevant Special Protection Area (SPA), the Exe Estuary, which is a designated European site. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South East Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the Community Infrastructure Levy (CIL) collected in respect of the development being allocated to fund the mitigation strategy. Or, if the development is not liable to pay CIL, to pay the appropriate habitats mitigation contribution through another mechanism (this is likely to be either an undertaking in accordance with s111 of the Local Government Act 1972 or a Unilateral Undertaking).

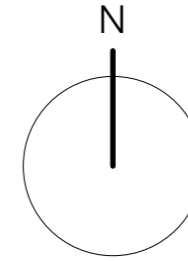
Tree Works

Trees on the boundary of the site are protected by Tree Preservation Orders and appropriate consent from the Council will be required for any works to them.

It is also noted that trees TN5 (T6), TN6 (T5), TN7 (T7) and TN9 (T9), as set out in the submitted 2225/AIA Rev B Arboricultural Impact Assessment, have the potential for bats and appropriate surveys will need to be undertaken prior to any works to these trees.



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project

The Barleys

title

Location Plan

scale:

1:1250@A3

date:

May '21

drawn by:

AO'C/CA

drawing no.

507.1.101

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REPORT TO: PLANNING COMMITTEE

Date of Meeting: 25th May 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 14/04/2023 and 15/05/2023**

Alphington	
Delegated Decision	
Application Number: 22/1154/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 25/04/2023
Location Address: Unit 1 Stone Lane Retail Park Marsh Barton Road Exeter Devon EX2 8LH	
Proposal: Consent to display 1No. Replacement partly illuminated fascia sign to side elevation of building.	
Delegated Decision	
Application Number: 23/0216/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 27/04/2023
Location Address: Mercedes-benz Matford Park Road Marsh Barton Trading Estate Exeter Devon EX2 8FD	
Proposal: Sign A: 1 Off free standing Double sided Totem sign with illuminated letters only	
Delegated Decision	
Application Number: 23/0231/FUL	Delegation Briefing: 02/03/2023
Decision Type: Permitted	Date: 14/04/2023
Location Address: 32 Cowick Lane Exeter Devon EX2 9HB	
Proposal: Retrospective permission for parking space at front of property with dropped kerb	
Delegated Decision	
Application Number: 23/0398/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 18/04/2023
Location Address: Unit 4 And 5 Filmer Way Exeter Devon EX2 8YX	
Proposal: Addition of bird netting, to be installed to give coverage of entire roof (non-material amendment of 21/1434/FUL)	
Delegated Decision	
Application Number: 23/0418/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 20/04/2023
Location Address: Land South Of 5 Matford Way Matford Exeter Devon	
Proposal: Condition Discharge: Condition 17 (noise) of approval 10/0200/OUT	

Delegated Decision	
Application Number: 23/0473/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 25/04/2023
Location Address: Plot K2 Matford Green Exeter EX2 8FN	
Proposal:	Tesla letters mounted to front elevation. One face lit Tesla logo mount to front elevation. One illuminated totem at site entrance. Three banner flags mounted on flag poles long side of side boundary.
Delegated Decision	
Application Number: 23/0559/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 12/05/2023
Location Address: Plot K2 Land South Of Yeoford Way Matford Green Exeter Marsh Barton EX2 8FN	
Proposal:	Non-material amendment to approval 22/0469/FUL - To omit dominant horizontal cladding joints
Duryard And St James	
Delegated Decision	
Application Number: 22/1658/LBC	Delegation Briefing: 23/03/2023
Decision Type: Permitted	Date: 17/04/2023
Location Address: 3 Devonshire Place Exeter Devon EX4 6JA	
Proposal:	Replacement of the existing French doors to the front of the dwelling.
Delegated Decision	
Application Number: 23/0061/FUL	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 10/05/2023
Location Address: 21 New North Road Exeter Devon EX4 4HF	
Proposal:	Change of use from hotel (Class C1) to dwelling (Class C3) (Retrospective Application).
Delegated Decision	
Application Number: 23/0062/LBC	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 10/05/2023
Location Address: 21 New North Road Exeter Devon EX4 4HF	
Proposal:	Internal alterations involving doors and walls to facilitate change of use from hotel (Class C1) to dwelling (Class C3).
Delegated Decision	
Application Number: 23/0127/LBC	Delegation Briefing: 09/03/2023
Decision Type: Permitted	Date: 19/04/2023
Location Address: 56 Pennsylvania Road Exeter Devon EX4 6DB	
Proposal:	Retention of a replacement window on front elevation at second floor level.

Delegated Decision			
Application Number:	23/0168/FUL	Delegation Briefing:	02/03/2023
Decision Type:	Permitted	Date:	09/05/2023
Location Address:	53 Danes Road Exeter Devon EX4 4LS		
Proposal:	Single storey rear extension to existing kitchen (Revision of refused application 22/0270/FUL).		
Delegated Decision			
Application Number:	23/0202/FUL	Delegation Briefing:	23/03/2023
Decision Type:	Permitted	Date:	18/04/2023
Location Address:	5 Glenthorne Road Exeter Devon EX4 4QU		
Proposal:	Two storey rear extension and window in side elevation.		
Delegated Decision			
Application Number:	23/0207/FUL	Delegation Briefing:	23/02/2023
Decision Type:	Permitted	Date:	17/04/2023
Location Address:	15 Argyll Road Exeter Devon EX4 4RX		
Proposal:	Replacement and extended balcony area to upper ground floor		
Delegated Decision			
Application Number:	23/0226/FUL	Delegation Briefing:	09/03/2023
Decision Type:	Permitted	Date:	20/04/2023
Location Address:	15 Round Hill Close Exeter Devon EX4 5AQ		
Proposal:	Garage conversion and single storey side extension		
Delegated Decision			
Application Number:	23/0234/FUL	Delegation Briefing:	16/03/2023
Decision Type:	Permitted	Date:	03/05/2023
Location Address:	47 Danes Road Exeter Devon EX4 4LS		
Proposal:	Ground floor Rear extension		
Delegated Decision			
Application Number:	23/0322/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	01/05/2023
Location Address:	Southfield House Higher Duryard Pennsylvania Road Exeter Devon EX4 5BQ		
Proposal:	Single storey side extension.		

Delegated Decision	
Application Number:	23/0422/NMA
Decision Type:	Withdrawn by Applicant
Location Address:	Alta Higher Duryard Pennsylvania Road Exeter Devon EX4 5BQ
Proposal:	1. Minor changes to the proposed dormer designs of the existing house.2. Changing of ridge orientation and increasing length of carport/studio, adding extra roof lights.

Delegated Decision	
Application Number:	23/0459/PD
Decision Type:	Prior Approval Not Required
Location Address:	47 Victoria Street Exeter Devon EX4 6JQ
Proposal:	Ground floor extension measuring 3.8m from the rear wall. Maximum height of 3.25m with the eaves at 2.4m.

Exwick

Delegated Decision	
Application Number:	23/0222/LPD
Decision Type:	Permitted
Location Address:	8 Exwick Villas Exwick Road Exeter Devon EX4 2AS
Proposal:	Hip to gable loft conversion with dormer and roof lights.

Delegated Decision	
Application Number:	23/0448/NMA
Decision Type:	Permitted
Location Address:	2 Mallison Close Exeter Devon EX4 2LU
Proposal:	Reduction of Window/Door openings on Front/Side Elevations

Heavitree

Delegated Decision	
Application Number:	22/1403/FUL
Decision Type:	Permitted
Location Address:	8 Salutory Mount Fore Street Heavitree Exeter Devon EX1 2QE
Proposal:	Detached two storey dwelling

Delegated Decision	
Application Number:	23/0491/CAT
Decision Type:	Permitted
Location Address:	1A St Loyes Road Exeter Devon EX2 5HA
Proposal:	G1, T2 Leylandii. FellT4, T12 Elder. Fell

Mincinglake And Whipton

Delegated Decision

Application Number: 22/1438/FUL Delegation Briefing: 06/04/2023
Decision Type: Permitted Date: 05/05/2023
Location Address: 56 Whipton Barton Road Exeter Devon EX1 3NG
Proposal: Raised decking in rear garden (Retrospective Application).

Delegated Decision

Application Number: 22/1619/FUL Delegation Briefing: 02/02/2023
Decision Type: Withdrawn by Applicant Date: 24/04/2023
Location Address: 5 Brookside Crescent Exeter Devon EX4 8NF
Proposal: Conversion and vertical subdivision of single bungalow into two self-contained 1.5 storey dwellings including single storey 8 metre deep rear extension, rear box dormer and associated works.

Delegated Decision

Application Number: 23/0279/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 24/04/2023
Location Address: 129 St Katherines Road Exeter Devon EX4 7JJ
Proposal: Loft conversion

Delegated Decision

Application Number: 23/0288/FUL Delegation Briefing: 16/03/2023
Decision Type: Permitted Date: 01/05/2023
Location Address: 34 Merlin Crescent Exeter Devon EX4 9AG
Proposal: 4m x 7m single story extension to the rear of property; flat rubber roof. No overlooking windows or doors.

Delegated Decision

Application Number: 23/0328/PDCD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 26/04/2023
Location Address: 21 Whipton Village Road Exeter Devon EX4 8AN
Proposal: Conversion of café into two flats.

Delegated Decision

Application Number: 23/0353/LPD Delegation Briefing:
Decision Type: Permitted Date: 28/04/2023
Location Address: 34 Roundtable Meet Exeter Devon EX4 8LF
Proposal: Garage conversion.

Delegated Decision	
Application Number:	23/0383/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Development Site Of Former Whipton Barton House Vaughan Road Exeter Devon
Proposal:	Discharge condition 7 (CEMP) and 10 (Air Quality) of planning permission 19/1621/FUL.
Delegated Decision	
Application Number:	23/0408/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Development Site Of Former Whipton Barton House Vaughan Road Exeter Devon
Proposal:	Discharge condition 8 of planning permission 19/1621/FUL (Acoustic Design Statement).
Newtown And St Leonards	
Delegated Decision	
Application Number:	21/1971/FUL
Decision Type:	Permitted
Location Address:	Land Adjacent To 9 Clifton Hill Exeter Devon EX1 2DL
Proposal:	Change of use from C3 (Residential Garden) to Sui Generis (Non-Residential Garden). Associated proposed decking, pagoda and outbuilding [Revised Description].
Delegated Decision	
Application Number:	22/0637/FUL
Decision Type:	Permitted
Location Address:	Cardinal Newman House Wonford Road Exeter Devon EX2 4PF
Proposal:	Removal of existing building and construction of 42 bed residential care home (C2 use).
Delegated Decision	
Application Number:	22/1060/FUL
Decision Type:	Permitted
Location Address:	7 Lower Summerlands Exeter Devon EX1 2LJ
Proposal:	Retention of existing outbuilding use as ancillary accommodation.

Delegated Decision	
Application Number: 22/1100/FUL	Delegation Briefing: 08/09/2022
Decision Type: Permitted	Date: 12/05/2023
Location Address: 8 Archibald Road Exeter Devon EX1 1SA	
Proposal: Change of use from 3no. flats (Use Class C3) to 2no. maisonette HMOs/ Houses in Multiple Occupation (Use Class C4) with associated alterations and cycle storage (resubmission of ref. 21/1649/FUL).	
Committee Decision	
Application Number: 22/1177/FUL	Delegation Briefing: 12/01/2023
Decision Type: Refuse Planning Permission	Date: 27/04/2023
Location Address: Land Adjacent To Gras Lawn And Fleming Way Gras Lawn Exeter Devon	
Proposal: Construction of two 1-bedroom 2-person dwellings with external space, landscaping and associated works.	
Delegated Decision	
Application Number: 22/1771/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/04/2023
Location Address: 5 Clifton Road Exeter Devon EX1 2BR	
Proposal: Use of house as student HMO. Property has been continuously let since 2006.	
Delegated Decision	
Application Number: 23/0101/FUL	Delegation Briefing: 09/03/2023
Decision Type: Permitted	Date: 25/04/2023
Location Address: Linden Lodge Deepdene Park Exeter Devon EX2 4PH	
Proposal: Replace white single glazed Crittal windows in Georgian style with white Heritage Aluminium double glazed windows in Georgian style.	
Delegated Decision	
Application Number: 23/0116/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 10/05/2023
Location Address: Haldon Court 4 Manston Terrace Exeter Devon EX2 4NP	
Proposal: Brick sample for external wall finish - discharge of condition 3 of 21/1409/FUL and 21/1410/LBC	
Delegated Decision	
Application Number: 23/0183/FUL	Delegation Briefing: 02/03/2023
Decision Type: Permitted	Date: 18/04/2023
Location Address: 37 St Leonards Road Exeter Devon EX2 4LS	
Proposal: Replacement conservatory and extension/shed at rear	

Delegated Decision	
Application Number: 23/0215/FUL	Delegation Briefing: 06/04/2023
Decision Type: Permitted	Date: 11/05/2023
Location Address: Flat 1 83 Magdalen Road Exeter Devon EX2 4TF	
Proposal: Single storey rear extension.	
Delegated Decision	
Application Number: 23/0217/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 28/04/2023
Location Address: 71 Magdalen Road Exeter Devon EX2 4TA	
Proposal: A shop blind, shading both of the ground floor shop windows, displaying the name of the business.	
Delegated Decision	
Application Number: 23/0218/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 17/04/2023
Location Address: Former Site Of Sorry Head 10 Blackboy Road Exeter Devon EX4 6SG	
Proposal: Discharge of conditions 9 and 14 of permission 19/0733/FUL - Retention of the Sorry Head public house and demolition of the vehicle servicing centre for redevelopment with a four storey building comprising of a part ground floor retail unit (Class A1), purpose built student accommodation development (71 bedspaces) above and associated private amenity space, secure cycle storage, bin storage and landscaping.	
Delegated Decision	
Application Number: 23/0244/FUL	Delegation Briefing: 09/03/2023
Decision Type: Permitted	Date: 20/04/2023
Location Address: Lahill Matford Road Exeter Devon EX2 4PE	
Proposal: Installation of a motorised sliding slatted timber gate, painted in grey	
Delegated Decision	
Application Number: 23/0299/FUL	Delegation Briefing: 23/03/2023
Decision Type: Permitted	Date: 19/04/2023
Location Address: 56 Blackboy Road Exeter Devon EX4 6TB	
Proposal: Change of use to Sui generis for a tattoo shop.	
Delegated Decision	
Application Number: 23/0308/FUL	Delegation Briefing: 23/03/2023
Decision Type: Permitted	Date: 02/05/2023
Location Address: 21 Gras Lawn Exeter Devon EX2 4RZ	
Proposal: Removal of existing door and window on back elevation and replacement with bifold aluminium and glass doors. Enclosure of front porch with frameless glass door and sidelight.	

Delegated Decision	
Application Number: 23/0329/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 17/04/2023
Location Address: 5 Barnardo Road Exeter Devon EX2 4ND	
Proposal: Approval of works as built, to include minor alterations to the fence.	
Pennsylvania	
Delegated Decision	
Application Number: 22/0876/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 25/04/2023
Location Address: The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE	
Proposal: Discharge conditions 7 (PWMSR - Ecological Clerk of Works and timetable for implementation), 8 (Non-Native Species - Ecological Clerk of Works and timetable for implementation), 10 (Construction Method Statement), 11 (Waste Audit Statement) and 17 (Routeing of Underground Apparatus) for Phase 1 of permission ref. 22/0037/VOC - Outline application for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration).	
Delegated Decision	
Application Number: 22/1775/FUL	Delegation Briefing: 02/03/2023
Decision Type: Permitted	Date: 17/04/2023
Location Address: 185 Pinhoe Road Exeter Devon EX4 7HZ	
Proposal: Two storey side extension on NW elevation to replace existing garage.	
Delegated Decision	
Application Number: 23/0236/FUL	Delegation Briefing: 09/03/2023
Decision Type: Permitted	Date: 24/04/2023
Location Address: The Well House Beech Avenue Exeter Devon EX4 6HE	
Proposal: Single storey side kitchen and utility room extension along with associated internal alterations.	
Delegated Decision	
Application Number: 23/0423/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 26/04/2023
Location Address: The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE	
Proposal: Non-material amendment to planning permission ref. 22/0037/VOC to split Phase 1 into Phase 1a and Phase 1b so that each is a separate chargeable development for CIL purposes by adding drawings (106)-P-Z2-S100 Rev PL1 and (106)-P-Z2-S101 Rev PL1 to condition 3.	

Pinhoe**Delegated Decision**

Application Number:	23/0201/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/04/2023
Location Address:	Pinbrook Court Venny Bridge Exeter Devon EX4 8JQ		
Proposal:	Discharge conditions 12 (Biodiversity Enhancement Plan) and 14 (LEMP) of permission ref. 19/1709/FUL - Construction of Class E (a) foodstore (Use Classes Order 2020, previously Class A1) with associated parking, landscaping and access works.		

Delegated Decision

Application Number:	23/0312/FUL	Delegation Briefing:	23/03/2023
Decision Type:	Permitted	Date:	28/04/2023
Location Address:	93 Hill Barton Road Exeter Devon EX1 3PW		
Proposal:	Rear extension.		

Delegated Decision

Application Number:	23/0345/FUL	Delegation Briefing:	06/04/2023
Decision Type:	Permitted	Date:	03/05/2023
Location Address:	12 Park Lane Exeter Devon EX4 9HL		
Proposal:	Construction of Decking to rear extension.		

Priory**Delegated Decision**

Application Number:	23/0190/FUL	Delegation Briefing:	16/02/2023
Decision Type:	Permitted	Date:	18/04/2023
Location Address:	121 Rifford Road Exeter Devon EX2 5LW		
Proposal:	Single-storey side extension.		

Delegated Decision

Application Number:	23/0287/LBC	Delegation Briefing:	23/03/2023
Decision Type:	Permitted	Date:	17/04/2023
Location Address:	1 The Barton Mill Road Exeter Devon EX2 6LJ		
Proposal:	Alterations to interior including the insertion of double doors and insertion of lintel into wall above double doors.		

Delegated Decision

Application Number:	23/0324/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	17/04/2023
Location Address:	26 School Lane Exeter Devon EX2 6LB		
Proposal:	Single storey rear extension with a flat roof will replace a conservatory. Measuring 4.050m from the rear wall, full width. 3.2m maximum height of roof and eaves.		

St Davids

Delegated Decision

Application Number: 22/1279/FUL Delegation Briefing: 15/12/2022
Decision Type: Permitted Date: 28/04/2023
Location Address: The Old Malthouse Bartholomew Street East Exeter Devon EX4 3BG
Proposal: New windows and doors to front and rear elevations.

Delegated Decision

Application Number: 22/1318/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 14/04/2023
Location Address: 22 Melbourne Street Exeter Devon EX2 4AU
Proposal: Solar panels on roof.

Delegated Decision

Application Number: 22/1328/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 28/04/2023
Granted
Location Address: The Old Malthouse Bartholomew Street East Exeter Devon EX4 3BG
Proposal: Prior approval (Class MA) for a change of use from a restaurant (Use Class E) to 4no. self-contained flats (Use Class C3).

Delegated Decision

Application Number: 22/1421/LED Delegation Briefing:
Decision Type: Was not lawful use Date: 28/04/2023
Location Address: 52 Richmond Court St Davids Exeter Devon EX4 3RD
Proposal: Certificate of lawfulness sought for existing use of property as small House in Multiple Occupation (HMO) (C4 Use Class).

Delegated Decision

Application Number: 22/1422/LED Delegation Briefing:
Decision Type: Was not lawful use Date: 28/04/2023
Location Address: 53 Richmond Court St Davids Exeter Devon EX4 3RD
Proposal: Certificate of lawfulness sought for existing use of property as small House in Multiple Occupation (HMO) (C4 Use Class).

Delegated Decision

Application Number: 22/1423/LED Delegation Briefing:
Decision Type: Was not lawful use Date: 28/04/2023
Location Address: 58 Richmond Court St Davids Exeter Devon EX4 3RD
Proposal: Certificate of lawfulness sought for existing use of property as small House in Multiple Occupation (HMO) (C4 Use Class).

Delegated Decision	
Application Number:	22/1599/FUL Delegation Briefing: 22/12/2022
Decision Type:	Refuse Planning Permission Date: 18/04/2023
Location Address:	Central Living 74 Paris Street Exeter Devon EX1 2JY
Proposal:	Change of use from cafe (class E) to four bedroom student flat.
Delegated Decision	
Application Number:	22/1689/LBC Delegation Briefing: 23/03/2023
Decision Type:	Permitted Date: 17/04/2023
Location Address:	10 Bartholomew Terrace Exeter Devon EX4 3BW
Proposal:	Change position of rear doorway and window.
Delegated Decision	
Application Number:	23/0148/FUL Delegation Briefing: 23/03/2023
Decision Type:	Permitted Date: 10/05/2023
Location Address:	122 Fore Street St Davids Exeter EX4 3JQ
Proposal:	Repair collapsed alleyway (basement of 122 Fore St). Work involves lifting flagstones, old cob and rotten timber to be removed where possible. Replaced by steel rods, block and beam, concrete and finally relaying of the flagstones.
Delegated Decision	
Application Number:	23/0149/LBC Delegation Briefing: 23/03/2023
Decision Type:	Permitted Date: 10/05/2023
Location Address:	122 Fore Street St Davids Exeter EX4 3JQ
Proposal:	Repair collapsed alleyway (basement of 122 Fore St). Work involves lifting flagstones, old cob and rotten timber to be removed where possible. Replaced by steel rods, block and beam, concrete and finally relaying of the flagstones.
Delegated Decision	
Application Number:	23/0180/ECC Delegation Briefing: 13/04/2023
Decision Type:	Permitted Date: 09/05/2023
Location Address:	Exeter Citizens Advice Bureau Dixs Field Exeter Devon EX1 1QA
Proposal:	Replacement of flat roof covering including the enclosure of high level vertical decorative panelling. Erection of access ladder and handrailing.
Delegated Decision	
Application Number:	23/0237/FUL Delegation Briefing: 09/03/2023
Decision Type:	Permitted Date: 25/04/2023
Location Address:	23 Norwood Avenue Exeter Devon EX2 4RT
Proposal:	Front porch and rear extension.

Delegated Decision	
Application Number: 23/0238/LPD	Delegation Briefing:
Decision Type: Permitted	Date: 20/04/2023
Location Address: 23 Norwood Avenue Exeter Devon EX2 4RT	
Proposal: Dormer roof extension and associated roof alterations.	
Delegated Decision	
Application Number: 23/0265/FUL	Delegation Briefing: 09/03/2023
Decision Type: Permitted	Date: 24/04/2023
Location Address: 44 Willeys Avenue Exeter Devon EX2 8EP	
Proposal: Single storey side/infill extension to increase the size of the existing kitchen.	
Delegated Decision	
Application Number: 23/0317/FUL	Delegation Briefing: 30/03/2023
Decision Type: Permitted	Date: 03/05/2023
Location Address: 15 High Street Exeter Devon EX4 3LH	
Proposal: Alterations to shopfront and signage.	
Delegated Decision	
Application Number: 23/0318/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 03/05/2023
Location Address: 15 High Street Exeter Devon EX4 3LH	
Proposal: Instalation of new signage associated with proposed alterations to shopfront.	
Delegated Decision	
Application Number: 23/0332/FUL	Delegation Briefing: 06/04/2023
Decision Type: Permitted	Date: 04/05/2023
Location Address: The School House Mount Dinham Exeter Devon EX4 4EB	
Proposal: Minor changes of boundary wall.	
Delegated Decision	
Application Number: 23/0333/LBC	Delegation Briefing: 06/04/2023
Decision Type: Permitted	Date: 04/05/2023
Location Address: The School House Mount Dinham Exeter Devon EX4 4EB	
Proposal: Minor changes to boundary wall.	
Delegated Decision	
Application Number: 23/0437/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 09/05/2023
Location Address: Isca Motors Water Lane Exeter Devon EX2 8BY	
Proposal: Non-material amendment to condition 2 (approved plans) of 19/0629/FUL for alterations to lift, access, balconies and windows.	

St Loyes

Delegated Decision

Application Number: 23/0291/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 25/04/2023
Location Address: 17 Lords Way Exeter Devon EX2 5UD
Proposal: Single storey rear Extension

Delegated Decision

Application Number: 23/0314/FUL Delegation Briefing: 23/03/2023
Decision Type: Permitted Date: 17/04/2023
Location Address: 48 Wilton Way Exeter Devon EX1 3UR
Proposal: Replacement single storey rear extension.

Delegated Decision

Application Number: 23/0411/LPD Delegation Briefing:
Decision Type: Permitted Date: 27/04/2023
Location Address: 10 Grecian Way Exeter Devon EX2 5PF
Proposal: Rear extendion and change of use front, ground floor bedroom to salon.

St Thomas

Delegated Decision

Application Number: 22/1662/FUL Delegation Briefing: 08/12/2022
Decision Type: Refuse Planning Permission Date: 25/04/2023
Location Address: 15 Eton Walk Exeter Devon EX4 1FD
Proposal: Construction of single garage.

Delegated Decision

Application Number: 22/1663/FUL Delegation Briefing: 08/12/2022
Decision Type: Refuse Planning Permission Date: 25/04/2023
Location Address: 16 Eton Walk Exeter Devon EX4 1FD
Proposal: Construction of single garage.

Delegated Decision

Application Number: 23/0081/FUL Delegation Briefing: 16/03/2023
Decision Type: Permitted Date: 03/05/2023
Location Address: 19 Savile Road Exeter Devon EX4 1PR
Proposal: Construction of attached side garage and replace hedging with fence.

Delegated Decision	
Application Number: 23/0137/FUL	Delegation Briefing: 23/03/2023
Decision Type: Permitted	Date: 01/05/2023
Location Address: 70 Queens Road Exeter Devon EX2 9EW	
Proposal: Construction of new garage in rear garden.	
Delegated Decision	
Application Number: 23/0311/FUL	Delegation Briefing: 23/03/2023
Decision Type: Permitted	Date: 09/05/2023
Location Address: 11A Wardrew Road Exeter Devon EX4 1HB	
Proposal: Replacement of window to door.	
Delegated Decision	
Application Number: 23/0316/FUL	Delegation Briefing: 06/04/2023
Decision Type: Permitted	Date: 09/05/2023
Location Address: 96 Regent Street Exeter Devon EX2 9EJ	
Proposal: Single storey rear extension.	
Delegated Decision	
Application Number: 23/0393/PD	Delegation Briefing: 30/03/2023
Decision Type: Prior Approval Not Required	Date: 24/04/2023
Location Address: 11 Savile Road Exeter Devon EX4 1PR	
Proposal: Single storey rear extension measuring 6m deep, maximum height 3m and height of eaves 2.8m.	
Delegated Decision	
Application Number: 23/0447/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/04/2023
Location Address: 87 Cowick Street Exeter Devon EX4 1HL	
Proposal: We lived in a conservation area and we just want to maintain the natural beauty of our garden. We have applied for previous permission and been granted council permission to trim trees within our garden a laurel (1) and cherry blossom (2). We have got a tree surgeon in for advice and we would like to de-ivy and maintain our sycamore tree (3). It is an old tree therefore the tree surgeon recommended de-ivying and trimmed 2-3 branches one of which is blocking the sunlight into our garden. It is at the back of our garden and we have contacted the local primary school st thomas to discuss these works.	
Delegated Decision	
Application Number: 23/0456/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/04/2023
Location Address: 107 Regent Street Exeter Devon EX2 9EJ	
Proposal: Silver birche.Over 25 years old. Has a tree fungus and some of the limbs are "rotted" I would to carry out some work in improving my back garden	

Topsham

Delegated Decision

Application Number: 22/1439/FUL Delegation Briefing: 23/03/2023
Decision Type: Permitted Date: 03/05/2023
Location Address: Bradfords Workshop Fore Street Topsham Exeter Devon EX3 0HJ
Proposal: Demolition of existing buildings and redevelopment to provide 2 no. 3 bed dwellings with widened access lane, cycle parking, landscaping and associated works (Revision of withdrawn application ref. 22/0454/FUL) (Revised plans).

Delegated Decision

Application Number: 22/1549/FUL Delegation Briefing: 24/11/2022
Decision Type: Permitted Date: 24/04/2023
Location Address: 32 Highfield Clyst Road Topsham Exeter EX3 0DA
Proposal: Full width ground floor extension. Extension to side and rear first floor. Rear roof dormer.

Delegated Decision

Application Number: 22/1773/DIS Delegation Briefing:
Decision Type: Deemed Discharge Notice Served Date: 25/04/2023
Location Address: 5A Carrick Mill Topsham Exeter Devon EX3 0FQ
Proposal: Discharge conditions 3 (SAP calculation), 4 (CEMP), 5 (tree protection plan), 6 (integral bat/bird boxes) and 7 (Material samples) of planning permission ref. 21/1804/FUL - Construction of residential dwelling and associated works on land between approved plots on part of Strongvox site.

Delegated Decision

Application Number: 23/0167/FUL Delegation Briefing: 23/02/2023
Decision Type: Refuse Planning Permission Date: 20/04/2023
Location Address: 40 Wear Barton Road Exeter Devon EX2 7EQ
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 23/0196/LPD Delegation Briefing:
Decision Type: Was not lawful use Date: 18/04/2023
Location Address: 162 Lower Wear Road Exeter Devon EX2 7BD
Proposal: Back extension to existing property, single storey. Lean to roof. Height 3m x depth 3.5m x length 9m.

Delegated Decision	
Application Number: 23/0289/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/04/2023
Location Address: 425 Topsham Road Exeter Devon EX2 7AB	
Proposal:	1. the house single storey back extension; (Part 1, Class: A)2. the improvement and alteration of the house: the external walls render repair and re-doing (Part 1, Class A)3. repair of existing roof and installation of roof windows within the back elevation; (Part 1, Class: C)4. the improvement and alteration of the house: alterations to fenestration (Part 1, Class A)5. the improvement and alteration of the house: layouts alterations; (Part 1, Class A)
Delegated Decision	
Application Number: 23/0298/FUL	Delegation Briefing: 09/03/2023
Decision Type: Permitted	Date: 20/04/2023
Location Address: 446 Topsham Road Exeter Devon EX2 7AL	
Proposal:	Construction of shed 210cmL x 120cm x 180H. Shiplap pent style felt roof. One door, no windows, on paving slab base.
Delegated Decision	
Application Number: 23/0310/FUL	Delegation Briefing: 23/03/2023
Decision Type: Permitted	Date: 04/05/2023
Location Address: 30B Bridge Road Exeter Devon EX2 7BA	
Proposal:	Cementitious cladding to first floor level of property and rear roof dormer.
Delegated Decision	
Application Number: 23/0368/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 01/05/2023
Location Address: 9 Monmouth Street Topsham Exeter Devon EX3 0AJ	
Proposal:	Proposed materials comprise the following:-External doors: Aluminium powder coated bi-folding external doors. Colour RAL 7016.Windows: Aluminium powder coated double glazed windows. Colour RAL 7016.100mm reveal depths to windows as viewed from the external facade.Velux heritage low profile roof lights to pitched roof.Rainwater goods: Heritage cast aluminium gutters, downpipes and hoppers by Alumasc in RAL 9017 Black colour.Fascia, soffit and barge boards: Painted timber fascia's, soffits and barge boards, painted black in colour to match the existing property.
County Decisions	
Application Number: 23/0371/FUL	Delegation Briefing: 13/04/2023
Decision Type: Permitted	Date: 09/05/2023
Location Address: 8 Monmouth Street Topsham Exeter Devon EX3 0AJ	
Proposal:	Replace casement window first floor at rear of property

Delegated Decision	
Application Number: 23/0372/LBC	Delegation Briefing: 06/04/2023
Decision Type: Permitted	Date: 09/05/2023
Location Address: 8 Monmouth Street Topsham Exeter Devon EX3 0AJ	
Proposal: Replace casement window first floor at rear of property.	
Delegated Decision	
Application Number: 23/0401/FUL	Delegation Briefing: 06/04/2023
Decision Type: Permitted	Date: 10/05/2023
Location Address: 2 Liberty Way Exeter Devon EX2 7AS	
Proposal: Removal of conservatory and construction of replacement ground floor rear extension.	
Delegated Decision	
Application Number: 23/0497/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/04/2023
Location Address: 3 Coysh Square Topsham Exeter EX3 0JS	
Proposal: T1-Silver BirchThe tree appears to have been pruned historically but not for some years. The client feels that the tree has become too large for its location and wishes for the trees crown dimensions to be reduced. Reduce crown of Silver Birch by approximately 4 meters in height and approximately 2 meters in lateral spread (as roughly indicated by red line on attached photograph 419BAI).	
Delegated Decision	
Application Number: 23/0505/LPD	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 20/04/2023
Location Address: 32 Highfield Clyst Road Topsham Exeter Devon EX3 0DA	
Proposal: Conversion of loft space into bedroom including addition of front facing, flat velux style windows and rear facing dormer.	
Total Applications: 102	

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 25th May 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 [22/0153/FUL](#) – Land South of 15 The Fairway – New Two Storey Dwelling.

Planning permission has been granted by the Planning Inspectorate for a new dwelling on this site.

Land at the end of The Fairway, a cul-de-sac off Aldrin Road in Pennsylvania, had been developed around ten years ago following the granting of planning permission for 3 detached dwellings (Refs. 11/1149/OUT and 13/4464/RES). This application related to a small area at the entrance to this site. An earlier application for a dwelling on this land had already been refused by the Council in January 2022 (Ref. 21/0945/FUL) where it had expressed concerns about the principle of a dwelling on the site and the quality of amenity it provided. At appeal, the Inspector had no concerns about the former but refused consent in respect of some matters relating to the latter.

In considering this application, therefore, the Council was already constrained by the decisions that had been made previously particularly in relation to the principle of a dwelling on the site. Its objections to the revised scheme were the impact of the proposal on the privacy enjoyed by the occupiers of neighbouring dwellings and the quality of amenity provided the future occupiers of the development itself. In both cases, the Inspector identified that the level of harm would not be significant and, as a result, allowed the appeal.

4. New Appeals

- 4.1 [22/1206/FUL](#) – 45 Pennsylvania Road – Construction of 2 storey rear extension (retrospective application).
- 4.2 [22/0397/FUL](#) – 47 Union Road - Purpose-built student accommodation for 10 rooms.

Ian Collinson
Director of City Development

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling the report:

Letters, application files and appeal documents referred to in report are available for inspection from: City Development, Civic Centre, Paris Street, Exeter

Contact for enquiries: Democratic Services (Committees) - Tel: 01392 265275