



PLANNING

Date: Monday 16 December 2024

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 Pierre Doutreligne, Democratic Services Officer (Committees) on 01392 265486.

Entry to the Civic Centre can be gained through the rear entrance, located at the back of the Customer Service Centre, Paris Street.

Membership -

Councillors Knott (Chair), Patrick (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Hughes, Hussain, Jobson, Ketchin, Miller-Boam, Mitchell, M, Pole and Rolstone

Agenda

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

1 Apologies

To receive apologies for absence from Committee members.

2 Minutes

To approve and sign the minutes of the meeting held on 7 October 2024.

(Pages 5 -
10)

3 Declarations of Interest

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

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

4 **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC**

It is not considered that the Committee would be likely to exclude the press and public during the consideration of any of the items on this agenda but, if it should wish to do so, then the following resolution should be passed: -

RECOMMENDED that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part I of Schedule 12A of the Act.

Public Speaking

Public speaking on planning applications and tree preservation orders is permitted at this Committee. Only one speaker in support and one opposed to the application may speak and the request must be made by 10 am on the Thursday before the meeting (full details available on request from the Democratic Services Officer).

5 **Planning Application No. 24/0531/RES - Land At Redhills, Exwick Lane, Exeter**

To consider the report of the Strategic Director for Place. (Pages 11 - 42)

6 **Planning Application No. 24/1195/VOC - Land North East Of 371 Topsham Road, Access To West Of England School, Exeter**

To consider the report of the Strategic Director for Place. (Pages 43 - 56)

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

To consider the report of the Strategic Director for Place. (Pages 57 - 98)

8 **Appeals Report**

To consider the report of the Strategic Director for Place. (Pages 99 - 104)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 13 January 2025** 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.

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

Agenda Item 2

PLANNING COMMITTEE

Monday 7 October 2024

Present:-

Councillor Paul Knott (Chair)

Councillors Asvachin, Atkinson, Banyard, Bennett, Hussain, Jobson, Ketchin, Miller-Boam, Mitchell, M, Pole and Rolstone

Apologies

Councillors Hughes and Patrick

In attendance

Councillors Bialyk and Wood

Also Present

Strategic Director for Place, Head of Service - City Development, Planning Solicitor and Democratic Services Officer (PMD)

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MINUTES

The minutes of the meeting held on 29 July 2024 were taken as read, approved and signed by the Chair as a true and accurate record.

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DECLARATIONS OF INTEREST

Councillors Hussain and Miller-Boam chose to recuse themselves for agenda item no. 5, having previously attended residents' meetings on the application in question. Consequently, they left the meeting for the duration of the item.

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PLANNING APPLICATION NO. 24/0655/FUL - 21 HUNTSHAM ROAD, EXETER EX1 3GH

Once Councillors Hussain and Miller-Boam had left the meeting, the Head of City Development presented the application for Change of use from residential dwelling (Use Class C3) to a residential children's home (Use Class C2).

Members received a presentation which included:-

- site location plan;
- aerial views;
- photographs of 21 Huntsham Road (outside and inside);
- floor plans;
- proposal overview;
- key planning issues; and
- officer recommendation.

The Head of City Development clarified that:-

- the fire service was erroneously referred to in the report as the "Devon and Cornwall Fire and Rescue Service" instead of its correct name "Devon and Somerset Fire and Rescue Service";

- despite correspondence received by officers which questioned the validity of the application, the Planning Solicitor was satisfied that the application was valid; and
- it was not felt that there would be any serious health and safety concerns arising from traffic movements, which would be similar to those of a five-bedroom family home.

The Head of City Development responded to questions from Members as follows:-

- the covenant on the residential area was not a relevant material matter for the Planning Committee;
- previous occupation would not be a determining factor;
- the driveway was shared between two properties, with right of way;
- the Certificate B notice had been correctly served;
- there was no access to the back of the property; and
- there was no statutory requirement for Devon County Council Social Services to be consulted.

Speaking under Standing Order 44, Councillor Wood made reference to:-

- his duty to speak on behalf of a large number of residents;
- the 56 objections received and the 153 petition signatures;
- residents' 'fear of the unknown';
- the obligation for a local authority to take residents' view into consideration;
- the narrowness of the road and lack of pavement;
- the potential of additional cars parked in the direct neighbourhood;
- the constrained streets;
- concern about emergency vehicles;
- the absence of concerns raised by Devon and Cornwall Police;
- the walk-through at the back of the property; and
- overall concern that children were being put in a setting where they were not wanted.

In responses to questions from Members, Councillor Wood made the following further comments:-

- the children's home should have a community liaison person / single point of contact;
- while parking issues would not necessarily be more significant than for a five-bedroom family home, shift-work would be an issue;
- parking was under pressure in Pinhoe;
- the process for introducing residents' parking was arduous and not guaranteed;
- the house was suited to the scheme presented but only in isolation;
- the established community in Huntsham Road had raised concerns about covenants as well as parking; and
- ultimately, the scheme being presented was a business.

Members responded to Councillor Wood's statement and subsequent answers as follows:-

- the fact that there was no access to the property from the garden and that the property was in a cul-de-sac made it an ideal location;
- Devon County Council had not raised any issue;
- children's homes were regulated by OFSTED;
- residents who were concerned about parking should contact Devon County Council;
- there was nothing radical about this particular proposal;

- there was an assumption on Councillor Wood's part that the shift-workers would be using a car; and
- if a couple moved into the property and decided to foster three children, no permission would be needed, and in actual fact the proposal at hand had more safety measures in place.

In further comments:-

- the Head of City Development confirmed to Councillor Wood that the Green Travel Plan was conditioned;
- Councillor Wood had no additional information to give about the petition.

Mr Omar Salam, speaking against the application, made the following points:-

- he was addressing the Planning Committee on behalf of the 158 signatories of the petition;
- some of the information in the officer report was materially misleading;
- the Planning Officer had failed to liaise with the land owner;
- it was inaccurate to refer to the proposal as a "haven for children";
- Devon & Cornwall Police had requested additional information, which the Planning Officer had not provided;
- there had been examples of children escaping from another home run by the applicant;
- there were seven residential gardens neighbouring the property, through which children could potentially escape;
- staff changeover would be considerable and would cause disruption;
- the shared driveway was narrow and the lack of sufficient space would cause congestion; and
- the proposal contravened policies H14 and H11 of the Exeter Plan.

Mr Salam responded to questions from Members as follows:-

- concerns had been raised by a member of Exeter City Council's Health & Safety team (whose name eluded him);
- the neighbourhood had been designed as a purely residential area, and covenants had been put in place for pertinent reasons;
- he was not opposed to children's homes per se but found the proposal was not suited to the neighbourhood;
- the nature of the profile of the children who would be staying in the home ought to be recognised;
- the Planning Officer had removed from their report a paragraph from Devon & Cornwall Police expressing concern about children running away and requesting additional information;
- the location for a proposal of this type should be a detached property;
- this was an opportunistic endeavour in which the applicant had wilfully chosen to target children with mental health and substance abuse issues;
- he was one of the originators of the petition, and had not come across anyone who supported the proposal;
- at another home run by the applicant (in Burrator), a resident had escaped 22 times in nine weeks;
- the prospect of a 17-year-old high on cocaine escaping through neighbours' gardens was terrifying; and
- any Councillor with experience of working with children in care would be predetermined in the decision-making on the proposal.

On the last point, the Chair provided clarification to Mr Salam on the independence of the Planning Committee.

Members made the following further comments addressing the points raised by Mr Salam:-

- any obstruction to the driveway would be a matter for the police;
- Devon County Council Highways had no objection to the proposal;
- any person or business can apply to the Lands Tribunal to have a restrictive covenant removed;
- it was likely that some children in the established neighbourhood would also have mental health and/or substance abuse issues;
- it was felt that assumptions were being made by the objectors; and
- the Committee's decision must be made solely on planning issues.

Speaking in favour of the application, Mr Daniel Robinson made the following points:-

- the application was not merely about a building but about addressing a need;
- the home would provide a safe and nurturing environment for children who sometimes find themselves hundreds of miles away from home;
- his team had worked hard to make the house perfect;
- his intention was for the house at 21 Huntsham Road to act as a model;
- his company was indeed a business but a responsible children care one as opposed to a trading one; and
- he saw the home as working with the community.

Mr Robinson responded to questions from Members as follows:-

- he was a founding director of the company;
- his company had an existing relationship with Devon County Council;
- rigorous risk profiling would be undertaken for each child;
- some children had emotional behavioural difficulties while some had learning disabilities and others had been the victims of abuse or neglect;
- suitability of staff was considered as well as suitability of the children;
- there were no gender restrictions;
- there were no specific or typical duration of stay;
- the terms "escaping" and "running away" used by the previous public speaker were misleading as the home would not be different from a typical family home, except that it would be licensed;
- the project was built on trust first and foremost;
- for some children, running away was part of the coping strategy, and the example referred to by the previous public speaker was that of a resident still getting to learn the place;
- the incident in question had a positive impact in that it helped establish a relationship with the neighbours;
- if the application was successful, he would reach out to all neighbours and invite them in for a visit of the facilities;
- he was currently working with Devon County Council as a primary school placement authority;
- there could be instances where children could be taken in from another authority;
- there were some very good special educational needs (SEN) schools in the area; and
- there would be two cars available for school transport and it would not be any different from a normal family home.

Mr Robinson also provided clarification to a Member on the discrepancy in classification between this property and the children's home in Burrator.

The meeting went into recess at 7:10pm and reconvened at 7:15pm.

The Strategic Director for Place made the following concluding points:-

- in a technical planning context, the proposal was deemed to be generally acceptable;
- any concern raised had been considered;
- no objection had been received from Devon County Council regarding transport or parking;
- the home would be strictly governed by safety regimes;
- the largest part of the conversation was around vulnerable young children;
- a management plan had been submitted, and any approval would be subject to conditions; and
- while there was clear emotion from all sides, only land use could be considered in the decision-making.

The Head of City Development clarified that:-

- the applicant had responded to queries from Devon & Cornwall Police;
- any covenant in place had nothing to do with planning, and could not be enforced by the Council;
- a management plan had been submitted as part of the application;
- while the grass verges either side of the walkway outside the curtilage of the residences was not meant to be parked on, this did not constitute a material consideration for this application; and
- there was no Green Travel Plan in existence, which explains why this was added as a condition.

During debate, Members expressed the following views:-

- it was difficult to find any reasons to refuse the proposal on planning grounds;
- the advice of the Planning Officer was very clear;
- it was felt that the highways issues had been minimised, as had the concerns around movement from children around Exeter; and
- the Planning Committee could consider insisting on an explicit condition around a named liaison person / single point of contact.

The Strategic Director for Place talked the Planning Committee through how conditions could be added and/or amended.

The Chair moved, and Councillor Jobson seconded, that the wording “and submitted management plan as has been received” be added at the end of Condition no. 2. On a vote, this was CARRIED.

A Member requested that a condition be added to support the provision of a named community contact. Another Member clarified that the person in question should be available 24/7. The Head of City Development suggested that the exact wording of this additional condition be delegated to Planning Officers.

It was moved by Councillor Rolstone, and seconded by Councillor Asvachin, that a condition be added to support the provision of a named community contact available 24/7 and that the wording of said condition be delegated to Planning Officers. On a vote, this was CARRIED.

Before the final vote, a Member reminded the Committee of the importance of seeing Community as a wider concept, remarking that a serving Exeter City Councillor had grown up in the care of a Local Authority.

The recommendation was for approval subject to the conditions as amended during the meeting.

The Chair moved and Councillor Atkinson seconded the recommendation, which was voted upon and CARRIED unanimously.

RESOLVED that planning permission for change of use from residential dwelling (Use Class C3) to a residential children's home (Use Class C2) be approved subject to the conditions as amended during the meeting.

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LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

Councillors Hussain and Miller-Boam rejoined the meeting.

The report of the Strategic Director for Place was noted.

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APPEALS REPORT

A Member enquired how Exeter City Council fared in the national Appeals statistics. The Head of City Development replied that he had not yet produced the latest statistics but felt confident that there was no cause for concern.

The report of the Strategic Director for Place was noted.

(The meeting commenced at 5.32 pm and closed at 7.50 pm)

Chair

Planning Committee Report 24/0531/RES

1.0 Application information

Number:	24/0531/RES
Applicant Name:	Mr Ben Smith,
Proposal:	Reserved Matters Application (appearance, landscaping, layout and scale) pursuant to outline planning permission 20/1380/OUT for residential development of 80 homes and associated infrastructure
Site Address:	Land At Redhills Exwick Lane Exeter
Registration Date:	16 May 2024
Link to Documentation:	https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=24/0531/RES
Case Officer:	Mr Christopher Cummings
Ward Member(s):	Cllr Bialyk, Cllr Knott, Cllr Patrick

This application is going to Planning Committee in the public interest as the Chair and Vice-chair of the Planning Committee represent the Exwick Ward, in which this application is sited.

2.0 Summary of recommendation

Approved subject to conditions

3.0 Reason for the recommendation:

The principle of residential development and the access point have been allowed through the appeal decision relating to application 20/1380/OUT. The applicant has worked proactively with the Council through a pre-application and the reserved matter planning process to create a scheme with distinct character areas and a good level of accommodation and amenity for residents. The location of the site makes the development visible from the wider area, however the design third character area has been designed to limit height where possible, provide 'villa' style dwellings to prevent the appearance of urban sprawl and introduced landscaping that will, over time, screen and soften the views.

The proposal is therefore considered to be acceptable subject to the conditions set out at the end of this report.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	<p>The principle for development of the site was approved through the Outline appeal decision 20/1380/OUT (APP/Y1110/W/21/3278148). This secured up to 80 dwellings and the access point for vehicles onto Redhills. This proposal therefore deals only with the Reserved Matters of appearance, landscaping, layout and scale.</p>
Outline Approval	<p>The appeal decision placed 15 conditions with different timings for delivery; at reserved matters, pre-commencement, pre-occupation and general compliance. All conditions requiring submission of details for the Reserved Matters have been complied with.</p>
Site Layout	<p>The site is relatively narrow, with a single vehicular access point onto Redhills. A central spine road is proposed, which is a logical approach to this constraint, with two small side roads where the width allows. The layout has been split into three character areas.</p> <p>The first character area aims to reflect that of neighbouring dwellings on Redhills with detached dwellings and includes a play park and attenuation basin. Comments were raised with regards to the position of the play park and this location was chosen to reduce the development impacts on existing dwellings due to the raised position of this area of the site.</p> <p>The second character area is more densely developed with a mix of terraced and semi-detached dwellings. This area benefits from screening from wider views by existing woodland and the other character areas</p> <p>There is a landscape gap between character area two and three, which includes a smaller play park and pedestrian access to connect with Exwick Lane to the north.</p>

Issue	Conclusion
	<p>The third character area has a reduction in density, with detached villa style dwellings and flats. This area is the most visible from the surrounding area, however the use of a more formal layout creates a clear and organised residential area and limits the appearance of urban sprawl that would be created by a denser approach.</p> <p>To the south of this area will be attenuation basins, a path with additional play facilities and a large area of public open space.</p> <p><i>Highways</i></p> <p>The highways layout is considered acceptable by DCC Highways and there is suitable parking and cycle storage provision.</p> <p>There are four pedestrian links proposed, two to the west, one to the north in the centre of the site and one to the east connecting to an existing footpath which will provide links to a variety of directions from within the site. A pre-occupation condition remains on the Outline approval to 'facilitate pedestrian use of Redhill, including the provision of a footway between Exwick Lane and St Peter's Mount' which will be dealt with separately through the condition discharge process.</p> <p><i>Building Design</i></p> <p>The development is a mix of 2 and 2.5 storey buildings, in keeping with that of the surrounding area. In the more visible eastern area the roof heights have been reduced to limit visual impacts. There is a wide range of material choices in the surrounding area and this development will see the western area, by Barley Villas, reflect the surrounding built form, changing through the denser central area and into 'villa' style dwellings to the east. A condition is recommended for details of external materials to ensure they are appropriate.</p> <p>In-line with the requirements of the Outline approval 10% of the site is public open space.</p>

Issue	Conclusion
Amenity	<p><i>Occupant Amenity</i></p> <p>All dwellings meeting the Nationally Described Space Standards and there are no significant amenity impacts for future occupants. A number of gardens do not meet the recommended levels, however this is due to the need to increase buffer zones for the surrounding woodland area. The majority continue to meet the recommended levels and, on balance, this would not be a strong enough reason for refusal.</p> <p><i>Neighbour Amenity</i></p> <p>In terms of neighbour amenity the primary impacts are on the western and eastern edges.</p> <p>The western side is close to dwellings at Barley Villas and the location of the playpark limits dominance of buildings and overlooking of existing dwellings. To the north of this area are dwellings screened by hedgerow on both sides of Exwick Lane which, combined with the positioning of the buildings, will limit the level of overlooking and dominance.</p> <p>To the east is a public footpath and the rear of dwellings on Cheltenham Close. These dwellings are 39 metres distance, well in excess of recommended levels, and are screened by existing planting.</p>
Public Space	<p>The Unilateral Undertaking at Outline approval required 10% of the site to be Open Space and this has been met by the proposal. There is also a requirement for three play areas and these are provided through the site in the east, central and western areas.</p>
Highway Considerations	<p>The access point was approved at Outline stage. The overall highway layout is considered acceptable.</p> <p>There is a pre-occupation condition requirement for 'a scheme of improvements designed to facilitate pedestrian use of Redhill, including the provision of a footway between Exwick Lane and St Peter's Mount'. Details of this have not been submitted to the Council yet, however the applicant is aware of</p>

Issue	Conclusion
	<p>this requirement. As such, this matter does not form part of this applications considerations. Suitable vehicle and cycle parking has been provided for dwellings in line with the Residential Design Guide SPD.</p>
Biodiversity	<p>Following additional survey work and revisions to the submitted plans to increase buffer zones between boundary features and dwellings there was no objection to the scheme from the Council's ecologist on ecological grounds.</p> <p>The Outline permission was granted prior to the introduction of the mandatory 10% Biodiversity Net Gain and therefore this Reserved Matters application is not required to reach that level. However it is still required to ensure a net gain in line with national policy requirements, which has been achieved.</p> <p>To protect bats and other nocturnal species it is recommended to place a condition for a lighting strategy on any approval decision notice.</p> <p>The Outline consent required details of Arboricultural Method Statement, Tree Protection Plan, Landscape Ecological Management Plan and the Ecological Mitigation and Enhancement Strategy on the Outline approval. The conditions also required the works be undertaken in accordance with the approved documents and there is therefore no need to repeat the conditions on any Reserved Matters approval.</p> <p>The site is within the zone of influence of the Exe Estuary Special Protection Area. The Outline application undertook an Appropriate Assessment and confirmed that there would be recreational impacts. This was secured at the Outline stage and is therefore not a Reserved Matters consideration.</p>
Drainage	<p>Drainage is proposed through one attenuation tank and three attenuation basins connecting into the existing South West Water (SWW) public sewer.</p>

Issue	Conclusion
	<p>Following clarification of technical details and evidence of SWW agreeing to the connection it was confirmed with the Lead Local Flood Authority that this proposal was acceptable and the design details are proposed to be secured by condition.</p> <p>A pre-commencement condition for a Waste Audit Statement is also on the Outline approval to reduce waste during the construction phase. As this is already a requirement it is not necessary to place any additional requirement on the Reserved Matters.</p>
Construction Impacts	<p>There is an existing condition requirement on the Outline approval for an Environment Management Plan and Construction Management Plan. These will help mitigate the level impact on neighbouring dwellings during the construction in line with other developments in the city. As they are stated on the Outline approval it is not necessary to repeat them on any Reserved Matters approval. The Outline approval includes conditions requiring submission a Construction.</p>
Energy and Low Carbon	<p>The Outline approval has a condition requiring the development meets level 4 of the Code for Sustainable Homes. This has now been superseded by Building Regulations and suitable sustainable will continue to be required for the development.</p> <p>A pre-commencement condition for a Waste Audit Statement is also on the Outline approval to reduce waste during the construction phase. As this is already a requirement it is not necessary to place any additional requirement on the Reserved Matters.</p>
Planning Obligations	<p>Planning obligations were secured through the Outline approval. Due to the application being a Reserved Matters proposal it is not possible to revise or add any obligations at this stage.</p>

5.0 Description of site

The application site consists of two aspects, a 4.1 hectare area of open fields which will accommodate the housing development and a 0.15 hectare site of field and trees/hedgerow that will be used for the highway works on Redhills.

The smaller parcel is bordered by Redhills to the north-east and east and Barley Lane to the north-west and west. To the south is the remainder of the open field with dwellings further south and east.

The larger parcel has Redhills bordering the south-western side, with dwellings on the opposite (western) side of the road, and Exwick Lane bordering the north. The existing site is raised above the highway, with the height increasing as Exwick Lane goes from west to east.

To the east is a public footpath immediately adjacent to the site and the rear of dwellings on Cheltenham Close.

To the south the site borders three different aspects, a former breakers yard, woodland and the rear of properties on St Peters Mount including a continuation of the footpath to the rear of Cheltenham Close.

Further south are dwellings of St Peters Mount, set down significantly from the application site by the sloped nature of the area.

The site is 150 metres south of the Exeter City Council administrative boundary, with Teignbridge District Council, located across open fields beyond Exwick Lane. It sits on an east-west ridge that forms the skyline in various viewpoints in the surrounding area.

The site is currently accessible by a gated access from Redhills which is on the brow of the hill as Redhills drops steeply towards Exeter. This part of Redhills currently has no pedestrian footway between it and St Peters Mount, however delivery of a connection has been secured as a condition requirement through the associated Outline approval.

Mature hedgerow and trees form the boundary of the site, with internal hedgerow, with access gaps, creating four 'areas' within the site. There are a number of small ancillary buildings on the site that will be removed as part of this development.

6.0 Description of development

Outline permission 20/1380/OUT was granted at appeal for:

Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).

That approval saw vehicular access approved from Redhills, slightly north of the existing access point. The approval also secured highway works to Redhills to create a pedestrian footway to allow safe pedestrian movements from the site going south

through to the junction of Redhills and St Peters Mount. All other matters were reserved.

This application is for the Reserved Matters of appearance, landscaping, layout and scale, with the publicised description as follows:

(Reserved Matters Application (appearance, landscaping, layout and scale) pursuant to outline planning permission 20/1380/OUT for residential development of 80 homes and associated infrastructure

The site layout consists of a central spine road leading through three distinct areas of development. The first area includes a play area in the north-west corner and detached dwellings. The second is more densely developed semi-detached, terraced and apartment housing and the third is a mix of detached, semi-detached and apartment housing, including a second play area. A third play area sits between the second and third character areas. To the south of the third, eastern, area are attenuation basins and a large area of public open space on the slopes leading down to St Peters Mount.

7.0 Supporting information provided by applicant

- Arboricultural Method Statement – 1231-AMS-MU (29 April 2024)
- Energy Statement Rev 00 (05 March 2024)
- Compliance Statement – W0097 (May 2024)
- Ecological Mitigation and Enhancement Strategy – 1231-EMES-RB (May 2024)
- Designing Out Crime Statement (May 2024)
- Garden size Schedule (May 2024)

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
20/1380/OUT	Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).	Refused, but allowed at appeal.	18.06.2021
21/1088/OUT	Outline planning application for a residential development of up to 80 dwellings and associated infrastructure	WTD	23.09.2021

(Resubmission of Application
20/1380/OUT).

24/0381/ADV

Land Acquired 'V' board

PER

27.08.2024

9.0 Consultations

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

Teignbridge District Council – Advised that 'no comment'.

DCC Highways – No objection to proposal, noting that the access on Redhills was granted at appeal on the Outline consent and will not be dealt with as part of this proposal.

The estate road meets Manual for Streets widths, with vehicle tracking required at S38 stage to ensure it is feasible for refuse lorry movements.

Parking appears in line with SPD standards for vehicle and bicycles.

Any adoptable streets will need to be black tarmacadam and block paving will not be acceptable.

Conditions were recommended in relation to technical details of highway aspects, delivery of highway layout and parking spaces and a Construction Management Plan.

DCC Lead Local Flood Authority – Initially raised objections to proposal, however following submission of additional information this was withdrawn.

It has been confirmed that the site is not suitable for infiltration drainage and it is proposed to attenuate the flow through one attenuation tank and three attenuation basins connecting into an existing South West Water public sewer.

A condition was recommended for details of adoption and maintenance of the surface water drainage system.

ECC Affordable Housing – No objection to proposal.

The Affordable Housing split of 28 of the 80 dwellings meets the 35% Affordable Housing required. The clustering is in 3 groups and considered to be acceptable and the mix of dwelling units is acceptable. Initial comments raised concern regarding the level of parking and this has since been increased.

ECC Ecologist – Originally objected to the proposal due to scale of buffer zone between woodland edge and southern boundary, potential lighting impacts, details of hedgerow and mitigation strategies.

Following submission of additional information this objection was withdrawn subject to a condition requiring a sensitive lighting plan.

ECC Environmental Health – Requested a condition for noise impact assessment of noise from neighbouring land uses prior to commencement.

ECC Tree Manager – Originally objected to proposal as further information was required on the impact on trees. Following submission of additional information this objection was withdrawn.

ECC Waste – No objection to proposal with acceptable waste storage provision and distance to collection. Requested if the initial layout could be altered so refuse vehicle could reverse closer to eastern block of flats.

Designing Out Crime – No objection to scheme. Recommended the following alterations to improve crime and anti-social behaviour:

- Defensive planting adjacent to apartment block (plots 50-55) to prevent crime.
- Avoidance of planting adjacent to central footpath to enable good sight lines and reduce places for concealment.

Devon and Somerset Fire and Rescue Service – The service will make detailed comments at Building Regulations stage.

Exeter Airport – Advised that no conflict with safeguarding criteria and they have no objection.

Exeter Civic Society – Raised two areas of concern. The first is the lack of access for pedestrians/cyclists on the eastern boundary into Exwick Lane/Cheltenham Close. The second is that the LEAP is on the extreme western end isolated and poorly integrated to the development with no natural surveillance from the housing.

Natural England – Advised the scheme would have recreational impacts on Exe Estuary Special Protection Area SPA/Ramsar site and mitigation is required.

RSPB – Recommended bird boxes are located away from first floor bedroom windows and ideally at a height of 5 meters, not 6.

South West Water – Advised that the run-off destination hierarchy should be followed and agreed with the LPA.

Investment and delivery of clean potable water in this area is being assessed by SWW at this time and investment will be determined outside the planning application. No reinforcement of the sewerage network is needed.

Living Options Devon – Recommended that adequate provision be made for specialist adapted vehicles and mobility scooters.

10.0 Representations

12 comments have been submitted on this scheme, all objecting to the proposal.

The objections relate to:

- Lack of consultation and public engagement

- The relocation of the LEAP to the western edge is inappropriate and raises concerns about anti-social behaviour affecting the existing dwellings.
- More planting needed on western edge to limit harm to existing dwellings on Redhills.
- Pavement outside Barley Villas is private and not HMPE and there are no controls on parking here.
- No detail of western edge elevations provided. The land is higher than the road and this will impact on light to existing dwellings to the south.
- Insufficient detail on lighting as area is currently dark at night.
- Highway access opposite 1 Barley Villas is inappropriate. It is at the brow of the hill where vehicles regularly exceed the speed limit.
- A second vehicle access on the north-east side of the development is needed.
- No detail on how local schools, GP practices and other services will cope with additional population.
- Loss of green space.
- Increase in congestion.
- Increased pollution.
- Loss of wildlife habitats.
- Large amounts of CO2 released during construction and after as a non-organic environment is created.
- Run-off water and storm drains will add pollution to the Exe and its streams and tributaries.
- There are enough brownfield sites in within the city that should be used.
- Highway alterations will lead to traffic backing up on Redhills.
- Fewer properties being built would help resolve traffic issues.
- Barley Lane should be changed to an access only route to reduce vehicles using it.
- Very few residents will walk or cycle due to location of the site and no bus stops immediately adjacent to it.
- Site will see heavy car use due to location.
- Height of land for western play area will see it have impact on the skyline.
- Building heights will harm the skyline and detail of land reprofiling is needed.
- Large hedgerow buffers are needed around the site.
- Access lane is not designed for heavy traffic and has no footways.
- Drawings have changed from that shown in the Outline consent.
- Play area next to a busy road is dangerous.
- Oil tanker deliveries currently stop on Redhills and may be prevented by the highway alterations.
- The Redhills alterations will block access to/from Lugg's Farm.
- Trees on Redhills should be retained.
- Screening to replaced removed trees on Redhills should be provided.

It should be noted that the principle, quantum and access for this development were agreed as part of the Outline consent and does not form the considerations for this

application. The pedestrian link to Redhills is a pre-occupation condition and does not form part of this application unless directly linked to a material consideration. Matters relating to planning obligations towards schools, GP surgeries and other services were agreed at Outline stage through a S106 agreement and are not able to be revised in this Reserved Matters application.

All other matters will be addressed in the analysis section of this report.

11.0 Relevant policies

National

National Planning Policy Framework (December 2023)

National Planning Policy Guidance

National Design Guide

Development Plan

Exeter Local Plan First Review (31 March 2005)

AP1 – Design and Location of Development

AP2 – Sequential Approach

H1 – Search Sequence

H2 – Location Priorities

H7 – Housing for Disabled People

L4 – Provision of Playing Pitches

T1 – Hierarchy of Modes

T2 – Accessibility Criteria T3 – Encouraging Use of Sustainable Modes

LS2 – Ramsar/Special Protection Area

LS4 – Nature Conservation

EN3 – Air and Water Quality

EN4 – Flood Risk

EN5 – Noise

DG1 – Objectives of Urban Design

DG2 – Energy Conservation

DG4 – Residential Layout and Amenity

DG5 – Provision of Open Space and Children's Play Areas

DG6 – Vehicle Circulation and Car Parking in Residential Development

DG7 – Crime Prevention and Safety

Exeter Core Strategy (February 2012):

CP1 – Spatial Strategy

CP3 – Housing

CP4 – Density
CP5 – Mixed Housing
CP7 – Affordable Housing
CP9 – Transport
CP11 – Pollution
CP12 – Flood Risk
CP13 – Decentralised Energy Networks
CP15 – Sustainable Construction
CP16 – Green Infrastructure, Landscape and Biodiversity
CP17 – Design and Local Distinctiveness
CP18 – Infrastructure

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

W4 – Waste Prevention (*applies to planning applications for major development*)
W21 – Making Provision for Waste Management (*applies to major non-waste development*)

Other material considerations

Affordable Housing SPD
Sustainable Transport SPD
Planning Obligations SPD
Public Open Space SPD
Residential Design Guide SPD
Trees and Development SPD
First Homes Planning Policy Statement
Emerging Exeter Plan (Regulation 18)

12.0 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.

13.0 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.

14.0 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 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 £136.07 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 proposal will generate Council Tax.

15.0 Planning assessment

Prior to submission of this application the applicant engaged with the Council's pre-application service and sought the views of a Design Review Panel. This was relatively close to submission of the Reserved Matters, however discussions were held and revisions made to the plans in response to matters raised. Further revisions to the proposal were made in response to comments received during the application assessment.

Principle of Development

The principle of development of this site has been established through the appeal decision on associated Outline application 20/1380/OUT (APP/Y1110/W/21/3278148). This appeal decision secured the quantum of up to 80 dwellings and the sole vehicular access point from Redhills.

It is therefore not appropriate to re-visit the principle of development through this assessment, with this application dealing with the Reserved Matters of appearance, landscaping, layout and scale and associated considerations.

It should be noted that illustrative drawings were submitted at Outline stage, however these were not approved drawings and no development framework or masterplan was agreed at that stage. The illustrative plans therefore have no weight in assessing this scheme, with them only demonstrating a possible option that could be developed.

Outline Consent

The appeal approval was subject to a number of conditions, some of which required information to be submitted at the Reserved Matters stage. For clarity all of the conditions are set in the table below and their status in relation to this Reserved Matters application.

No.	Summary of details	Status
1	Details of appearance, landscaping, layout and scale to be submitted prior to development taking place.	These matters submitted as this application.
2	Application for approval of the reserved matters to be made not later than 3 years from the outline appeal decision.	Appeal decision made 07 February 2022. This application was made on 16 May 2024. This is within the 3 year period.
3	Development shall commence not later than 2 years from the approval of the last reserved matters.	Compliance condition for commencing on site following any approval of this application.
4	Development to be undertaken in accordance with approved plan 19.124/001 Rev C.	Compliance condition securing the vehicular access from Redhills and footpath connections in the Outline consent.
5	Prior to, or as part of the first Reserved Matters, an Ecological Mitigation and Enhancement Strategy shall be submitted.	Document submitted with this application.
6	Prior to, or as part of the first Reserved Matters, an Arboricultural Method Statement and Tree Protection Plan shall be submitted	Document submitted with this application.
7	Prior to, or as part of the first Reserved Matters, a site drainage scheme shall be submitted	Details submitted with this application.
8	The Reserved Matters shall show cycle parking, car/club spaces, covered electric bike hire space, location of EV charging points	Details submitted with this application.
9	Prior to commencement on site a Construction Environment Management Plan shall be submitted to and approved by the LPA.	Not required with this submission. Has been submitted separately as application 24/1186/DIS.
10	Prior to commencement on site a Landscape and Ecological Management Plan shall be submitted to and approved by the LPA.	Not required with this submission. Has been submitted separately as application 24/1186/DIS.
11	Prior to commencement on site a Construction Method Statement shall be submitted to and approved by the LPA.	Not required with this submission. Remains as a pre-commencement requirement.
12	Prior to commencement on site a Waste Audit Statement shall be submitted to and approved by the LPA.	Not required with this submission. Remains as a pre-commencement requirement.

No.	Summary of details	Status
13	Any previously unidentified contamination shall be reported and work suspended until assessment carried out.	Compliance condition. No action necessary unless unidentified contamination found.
14	Dwellings shall not be occupied until energy performance equivalent to ENE1 at level 4 of Code for Sustainable Homes have been demonstrated.	Not required with this submission. Remains as a pre-occupation requirement.
15	Dwellings shall not be occupied until a scheme of improvements to facilitate pedestrian use of Exwick Lane and between Exwick Lane and St Peter's Mount have been agreed and implemented.	Not required with this submission. Measures to improve Redhills have been secured through the Outline. Condition remains as a pre-occupation requirement.

The table above demonstrates that all required information has been submitted with this application for assessment. Whilst there are conditions that still need discharging or compliance they have later trigger points, such as pre-commencement or pre-occupation and will be dealt with through the condition discharge process.

Site Layout

In terms of overall density of the scheme, this has been set through the Outline consent with a maximum of 80 dwellings on site. However, this still needs to be considered through the overall site layout to ensure it is acceptable. There are three character areas within the proposed layout with the first mirroring the density and design of the neighbouring dwellings. The second character area is higher density, with a more linear street and the third character area is a looser density in response to the higher visibility of this area.

The site is relatively narrow, with a single vehicular access point onto Redhills. The furthest, eastern, area is the most visible, with the southern part of this being sloped and used for attenuation basins and public open space.

The central spine road is a logical design for this site, with some smaller side roads/private driveways leading off it.

The first character area aims to reflect the neighbouring dwellings on Redhills with spaced out detached dwellings, play park and attenuation basin.

The play park is situated in the north-west corner of the site, in an area closest to neighbouring dwellings, with a footpath through this area. This positioning is beneficial to prevent dominance and visual overcrowding of the Redhills highway which, due to its position on the edge of the city, has a more rural nature.

This is supported with the positioning of the attenuation basin on the south-western corner, by the vehicular entrance, limiting the urbanisation impact.

The dwellings are spread out through this area and will not create a significant change to visual appearance when viewed from Redhills due to the angle of the access and highway going through the site.

The second character area is more densely developed, with smaller semi-detached and terraced housing on the southern side of the highway and a private driveway to the north leading to semi-detached properties. There is a kink in the public highway and a dwelling is proposed fronting this, creating a suitable end vista. This character area continues with semi-detached and terraced dwellings on the north and south, ending with an apartment block before a landscaped gap which includes a footpath north to Exwick Lane and a smaller play area.

The third character area is less dense, with detached dwellings and villa style design on the more prominently visible areas. The highway ends in this section with a hammerhead and block of flats to create a clear visual ending. There is a footpath leading to the east onto the existing footpath to the rear of Cheltenham Close that connects Exwick Lane to St Peters Mount. This area is more visible from the surrounding area and it is an unavoidable aspect of the development. The use of a more formal layout creates a clear and organised residential area and limits the appearance of urban sprawl that would be created by a more dense approach.

To the south of the built form in this area is an attenuation basin, with a third play park, footpath, and a large area of public open space.

This approach was discussed at pre-application stage and suggested by the Council's Urban Designer to reflect the existing field structures and provide variation of built form through the development, as well as screening the more densely developed middle section from wider views. The applicant has responded positively to discussions regarding the development and made revisions to create a good quality environment for occupants.

Highways

The highway layout is considered acceptable by the Local Highway Authority. The access is already an approved detail and the proposed roads appear to meet the suitability for adoption by Devon County Council. Suitable parking and cycle storage is proposed for the dwellings.

There are proposed to be four pedestrian/cycle links into the site with the first being part of the approved access point on the eastern side of the site. The second is to the north-east of this at the junction of Redhills and Exwick Lane and will allow pedestrian access from dwellings on Barley Villas and other areas into the play area located in this part of the site. The third link is in the middle on the northern boundary leading onto Exwick Lane to allow non-stepped access through to this area. The fourth link is on the eastern edge onto the footpath linking St Peters Mount to Exwick Lane.

These links offer links from a variety of locations into the site and are welcomed to ensure permeability of the development. Concerns were raised from the Council's Urban Designer regarding the central connection point due to the steep topography that requires multiple switch-backs to be used. This part of the site is constrained by the steep slope and a retained tree adjacent to the central vehicle highway. Adjustments have been made to increase the areas of soft planting however it will still be an aspect dominated by the path. Whilst this is unfortunate, the benefits of a step-free access route to Exwick Lane outweigh the visual harm of the footpath, which will be primarily screened from view, and it is therefore acceptable.

The Exeter Civic Society raised concerns over the lack of access to an existing eastern footpath. The plans show a connecting into this existing route, however it is noted that there are steps at the northern end. It falls outside the red-line of this proposal and was not included as a planning obligation for the development and it would not be possible to secure improvements at this stage. A step-free access to Exwick Lane is proposed in the centre of the site and there is also a pre-occupation condition requirement for a southern connection 'facilitate pedestrian use of Redhill, including the provision of a footway between Exwick Lane and St Peter's Mount'. This

will provide acceptable links in line with the access strategy appr oved at Outline stage.

Building Design

In terms of height, it is proposed for a mix of 2-storey and 2.5 storey dwellings which is considered in keeping with the surrounding built form in this area of Redhills.

Due to the visible nature of parts of the eastern area revisions were made to the design of a number of these building to reduce the roof pitch and create an associated reduction in ridge height.

The proposed materials are a mix of brick and render, with detailing as required. The surrounding built form has a wide range of materials and an evolving material design was agreed through the character areas. The western area, closest to Barley Villas, reflects the surrounding built form, with it changing as it moves through the denser second and through to the 'villa' style third character area

A condition is recommended for the final details of the external materials to ensure they are of appropriate quality and colouring.

Bin and cycle stores are proposed and in order to ensure suitable design a condition is recommended for details to be provided prior to installation.

Amenity

Occupant Amenity

All dwellings are required to meet the Nationally Described Space Standards and the proposed dwellings all meet or exceed these requirements as set out in the following table:

House	NDSS	Proposed
Cornwood (2-storey, 2-bed)	70sqm	72.5sqm
Hartwood (2-storey, 2-bed)	70sqm	80.5sqm
Lingwood (3-storey, 2-bed)	Not shown, but can be calculated at approx. 76sqm	80sqm
Scotswood (2-storey, 2-bed)	79sqm	91.5sqm
MAT (2-storey, 2-bed)	79sqm	91.5sqm
Chelford (2-storey, 3-bed)	84sqm	105sqm
Fairford (2-storey, 4-bed)	106sqm	113sqm
Rensford (2-storey, 4-bed)	106sqm	127sqm
Tildford (2-storey, 4-bed)	124sqm	146sqm

House	NDSS	Proposed
Langworth (3-storey, 5-bed)	134sqm	164sqm
Polesworth (3-storey, 5-bed)	134sqm	181.5sqm
Avington (2-storey, 2-bed)	70sqm	70sqm
Charnwood (2-storey, 3-bed)	84sqm	86sqm
Canford (2-storey, 4-bed)	97sqm	98sqm
Apartment (1-bed)	50sqm	52sqm
Apartment (2-bed)	61sqm	61.2sqm

The positioning of the dwellings and windows means there is not considered to be any significant loss of light or privacy impacts on occupants from dwellings within or outside of the site.

The Residential Design Guide SPD sets recommended garden sizes for developments. A Garden Schedule was provided by the applicant and it is noted that a small number of properties do not meet the requirements. This is due to the need to increase the buffer zones for the woodland area to protect biodiversity features. Taking this into account, and with the majority meeting the requirements, it is not considered to be a strong enough reason for refusal on occupant amenity impacts.

The Council's Environmental Health team requested that a noise impact assessment be submitted in relation to impacts from the adjacent car breaker site to the south. This was considered at Outline stage and the Inspector stated in their appeal that the breakers yard had closed and was coming forward for housing and that noise impact assessments were therefore not necessary. Nothing has changed from this position and therefore it would not be reasonable to require a noise impact assessment for this Reserved Matters application.

Overall, the development is considered to provide a good level of occupant amenity in accordance with policy requirements.

Neighbour amenity

To the west and north-west of the site are dwellings on Redhills. The layout has positioned the play area in the north-west corner of site with the closest dwelling to Barley Villas being 27 metres distance, set behind hedgerow.

To the north of this corner area is 'The Cottage' which is screened from the play area and public open space by hedgerow and tree planting on the Exwick Lane boundary. Adjacent to this is 'The Haven Orchard' which is in a closer position at 11.75 metres (at the closest point), positioned across Exwick Lane. Whilst this is in closer proximity it is set down from the site and is currently screened by existing hedgerow on its boundary. Whilst the new development will see dwellings with habitable windows facing north towards this property the raised position, combined with screening from

hedgerow on both sides of Exwick Lane, means that the level of overlooking or other amenity impacts will not be significant.

To the east is a public footpath and the rear of dwellings on Cheltenham Close. The closest dwelling is 39 metres distant and there is a high level of tree and hedgerow planting along the public footpath. The apartment block is the closest element and whilst there is the potential for impacts it is a two-storey block and it is considered that the planting, existing fencing and distance will prevent any significant amenity impacts occurring.

To the south is St Peters Mount. The majority of dwellings on that street are separated from the site by existing woodland that sits outside the application site boundary. The south-eastern corner of the site sits closer, however this part of the development site is public open space and attenuation basins. As such it is not considered that there will be any significant impacts generated to dwellings.

There is an existing footpath running along the eastern boundary of the site and this will see an increase in movement. This is an established route and due to its stepped access is unlikely to be used by all occupants of the new development. It is not considered that the increased footpath usage would create any unacceptable impact on the amenity of surrounding dwellings.

Public Space

The Unilateral Undertaking (UU) on the Outline permission required a minimum of 10% of the area of development to be Open Space. This has been met by this proposal.

The UU also required three play areas and it is proposed to provide a Locally Equipped Area of Play in the north-west corner and a Local Area of Play between character areas 2 and 3. A third area will be created in the eastern area, to the east of the attenuation basin, adjacent to a viewing platform. The details of the playparks are required prior to commencement as part of the UU legal document.

The open space is split across the site, with the LEAP and an area of public space on the eastern side, small areas of public space between character areas 1 and 2 and a larger public space and the LEAP between character areas 2 and 3. There is also a large public open space area to the south of character area 3, with a footpath and planting through it.

This open space in the south-east corner forms part of the more visible aspects of the site and the use of this for open space is of a benefit in limiting the visual intrusion into this prominent hillside location.

Highway Considerations

As stated in the section above, the overall highway layout is considered acceptable and that the access point was previously agreed at Outline stage.

There is a pre-occupation condition requirement for 'a scheme of improvements designed to facilitate pedestrian use of Redhill, including the provision of a footway between Exwick Lane and St Peter's Mount'. Details of this have not been submitted to the Council yet, however the applicant is aware of this requirement. As such, this matter will not be discussed in this report.

Suitable vehicle and cycle parking has been provided for dwellings in line with the Residential Design Guide SPD.

Biodiversity

The Outline decision required an updated Ecological Mitigation and Enhancement Strategy (EMES) informed by the Ecological Impact Assessment considered at the earlier stage.

Following revisions to the site layout and EMES it was confirmed by the Council's ecologist that there was no objection to the scheme on ecological grounds.

The Outline permission was granted prior to the introduction of the mandatory 10% Biodiversity Net Gain and therefore this Reserved Matters application is not required to reach that level. However it is still required to ensure a net gain in line with national policy requirements, which has been achieved.

The original proposal saw concerns raised relating to bat species and the buffer zone between the woodland to the south and the new dwellings. Following discussions it was agreed to increase the buffer zone and provide suitable mitigation for the bat species.

To ensure further mitigation for harm to bats a condition for a lighting strategy is recommended to ensure the impacts from artificial lighting will be limited.

Objections were initially raised by the Council's Tree Manager in relation to removal of part of a hedgerow and root protection areas. Further clarification was submitted and the proposed buffer zone will benefit the root protection areas for retained trees and hedges.

There are existing conditions in relation to an Arboricultural Method Statement, Tree Protection Plan, Landscape Ecological Management Plan and the Ecological

Mitigation and Enhancement Strategy on the Outline approval. These conditions required submission of these details and for the development to be in accordance with the approved document(s). It is therefore not necessary to place conditions relating to them on any Reserved Matters decision approval.

The site is within the zone of influence of the Exe Estuary Special Protection Area. The Outline application undertook an Appropriate Assessment and confirmed that there would be recreational impacts. This was secured at the Outline stage and is therefore not required at Reserved Matters.

Drainage

Drainage for the development is proposed through one attenuation tank and three attenuation basins that connect into the existing South West Water public sewer.

Following clarification of technical details and approvals the Lead Local Flood Authority raised no objections to the proposal.

It was demonstrated that infiltration was not suitable for the site and that South West agreements are in place for restricted flow rates into the existing sewer system. Exceedance flow routes were also demonstrated and found to be acceptable.

The Lead Local Flood Authority requested a condition requiring details of adoption and maintenance of the surface water drainage system through its lifetime, as well as how surface water and silt run-off will be managed during construction.

Surface water and silt run-off will be dealt with through the existing conditions on the Outline approval requiring a Construction Environment Management Plan and a Construction Management Plan. A condition for adoption and maintenance has been added to the recommended condition list at the end of this report.

Construction Impacts

The Outline approval includes conditions requiring submission a Construction Environment Management Plan and Construction Management Plan. These will help mitigate the level impact on neighbouring dwellings during the construction in line with other developments in the city. As they are stated on the Outline approval it is not necessary to state them on any Reserved Matters approval.

Energy and Low Carbon

The Outline approval has a condition requiring the development meets level 4 of the Code for Sustainable Homes. This has now been superseded by Building

Regulations and suitable sustainable will continue to be required for the development.

A pre-commencement condition for a Waste Audit Statement is also on the Outline approval to reduce waste during the construction phase. As this is already a requirement it is not necessary to place any additional requirement on the Reserved Matters.

Planning Obligations

The Outline permission secured additional improvements through a Unilateral Undertaking which includes the following aspects:

- £75,000 contribution for improvements to the footway connecting Exwick Lane to Gloucester Road
- £50,000 contribution towards a neighbourhood equipped area of play at Cemetery Field Play Area and/or in the vicinity of the development.
- £512 per dwelling towards additional floor space at St Thomas' Health Centre and Foxhayes Surgery.
- £84,079 towards NHS gap funding.
- £500 per dwelling contribution towards travel planning to promote or facilitate journeys other than by private car.
- £284,700 towards new secondary school education places in South West Exeter.
- 35% of dwellings to be Affordable Housing.

These aspects remain as obligations of this development. Due to this being a Reserved Matters application it is not possible to revise these obligations at this stage.

16.0 Conclusion

The principle of residential development and the access point have been allowed through the appeal decision relating to application 20/1380/OUT. The applicant has worked proactively with the Council through a pre-application and the reserved matter planning process to create a scheme with distinct character areas and a good level of accommodation and amenity for residents. The location of the site makes the development visible from the wider area, however the design third character area has been designed to limit height where possible, provide 'villa' style dwellings to prevent the appearance of urban sprawl and introduced landscaping that will, over time, screen and soften the views.

The proposal is therefore considered to be acceptable subject to the conditions set out at the end of this report.

17.0 Recommendation

Grant permission subject to the following conditions:

Condition: Approved Plans

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

- P23-1581_23G-Materials Plan
- P23-1581_22G-Affordable Housing
- P23-1581_19G-Parking Strategy
- P23-1581_18G-Refuse Strategy
- P23-1581_17G-External Works
- P23-1581_14T-Site Layout
- 318 2501PL10 Drainage Layout - Sheet 1
- 318 2502PL09 Drainage Layout - Sheet 2
- 318 2401PL08 External Levels Plan - Sheet 1
- 318 2402PL08 External Levels Plan - Sheet 2
- 318 2107PL05 Highway Layout - Sheet 1
- 318 2108PL05 Highway Layout - Sheet 2
- 318 2109 PL05 Section 38 Plan
- SD-DET-001.25 - 25 degree boxed eave detail
- P23-1581_DE_15C – House Type Pack
- 318 2506PL02 Attenuation Catchment Plan
- 318 2501PL08 Drainage Layout - Sheet 1
- 318 2502PL07 Drainage Layout - Sheet 2
- 318 2503PL02 Impermeable Areas Plan
- 318 2506PL01 Attenuation Catchment Plan
- SPP3341 91 008 Rev B Hard Landscape Plan
- 318 2201PL01 Highway Long Sections
- 318 2251PL01 Highway Cross Sections
- 318 2302PL01 Highway Construction Details
- 318 2801PL01 SWW Standard Precast Manhole Details - Sheet 1

- 318 2802PL01 SWW Standard Precast Manhole Details - Sheet 2
- 318 2803PL01 SWW Miscellaneous Drainage Details
- 318 2804PL01 Access and Inspection Chamber Details - Sheet 1
- 318 2805PL01 Access and Inspection Chamber Details - Sheet 2
- 318 2806PL01 Drainage Near Foundations
-

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

Condition: Highway Access

Pre-commencement

No part of the development hereby approved shall be commenced until:

- a) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 15 metres back from its junction with the public highway
- b) The ironwork has been set to base course level and the visibility splays required by this permission laid out
- c) A site compound and car park have been constructed.

Reason: To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.

Condition: Highway Delivery 1

Pre-Construction

The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals.

Condition: Materials

Pre-above ground works

Prior to works above foundation levels details of the external materials set out on approved drawing P23-1581_23G-Materials Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include datasheets, samples or photos in situ of the proposed materials. The development shall be undertaken in accordance with the approved details.

Reason: To ensure suitable materials are proposed in the interest of good design and visual amenity.

Drainage Adoption

Pre-use

Prior to first use of the surface water management system details of adoption and maintenance arrangements for the system shall be submitted to, and approved in writing by, the Local Planning Authority.

The permanent surface water drainage management system shall be maintained in accordance with the approved details.

Reason: To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development.

Boundary Treatments, bin stores, cycle stores

Pre-Occupation

Prior to first occupation of each relevant dwelling details of boundary treatments, bin store and cycle stores shall be submitted to and approved in writing by the Local Planning Authority.

These aspects shall be made available for use prior to first occupation of each property and retained at all times thereafter.

Reason: To ensure suitable design and materials.

Condition: Highway Delivery 2

Pre-Occupation

The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:

- a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed;
- b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level;
- c) The cul-de-sac visibility splays have been laid out to their final level;
- d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational;
- e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed;
- f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined;
- g) The street nameplates for the spine road and cul-de-sac have been provided and erected.

Once constructed and provided in accordance with condition 4 above, the carriageway, vehicle turning head, footways and footpaths shall be maintained free of obstruction to the free movement of vehicular traffic and pedestrians and the street lighting and nameplates maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that adequate access and associated facilities are available for the traffic attracted to the site

Condition: Highway Delivery 3

Within 12 Months of Occupation

Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.

Surface Water Drainage System

Pre-occupation

The surface water drainage management system hereby approved shall be installed and brought into first use prior to first occupation of any dwelling in accordance with the approved drawings and the following details:

- MG/318 Dated 16 October 2024
- MG/318 Dated 15 August 2024

Reason: To ensure that the development's permanent surface water drainage management systems are suitable and fully operational prior to occupation.

Condition: Removal of Permitted Development Rights

Notwithstanding the provisions of Article 3 and Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations, including insertion of new window openings or alterations to the roof, shall be constructed to the dwelling hereby approved.

Reason: In order to protect the privacy of neighbouring dwellings and ensure any alterations do not generate visual harm to the surrounding area.

Condition: Substation Location

The electrical substation serving the development shall be located within the area identified on approved drawing Proposed Sub-station Local Plan RED.SUB.0001.01.

Reason: To ensure a suitable location and to limit visual impacts.

Condition: Tree Establishing

In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

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

Condition: External Lighting

No external lighting shall be installed on the site unless details of the lighting have previously been submitted to and approved in writing by the Local Planning Authority (including location, type and specification). The details shall demonstrate how the lighting has been designed to minimise impacts on local amenity and wildlife (including isoline drawings of lighting levels and mitigation if necessary). The lighting shall be installed in accordance with the approved details.

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

INFORMATIVES

Informative: Negotiated Approval

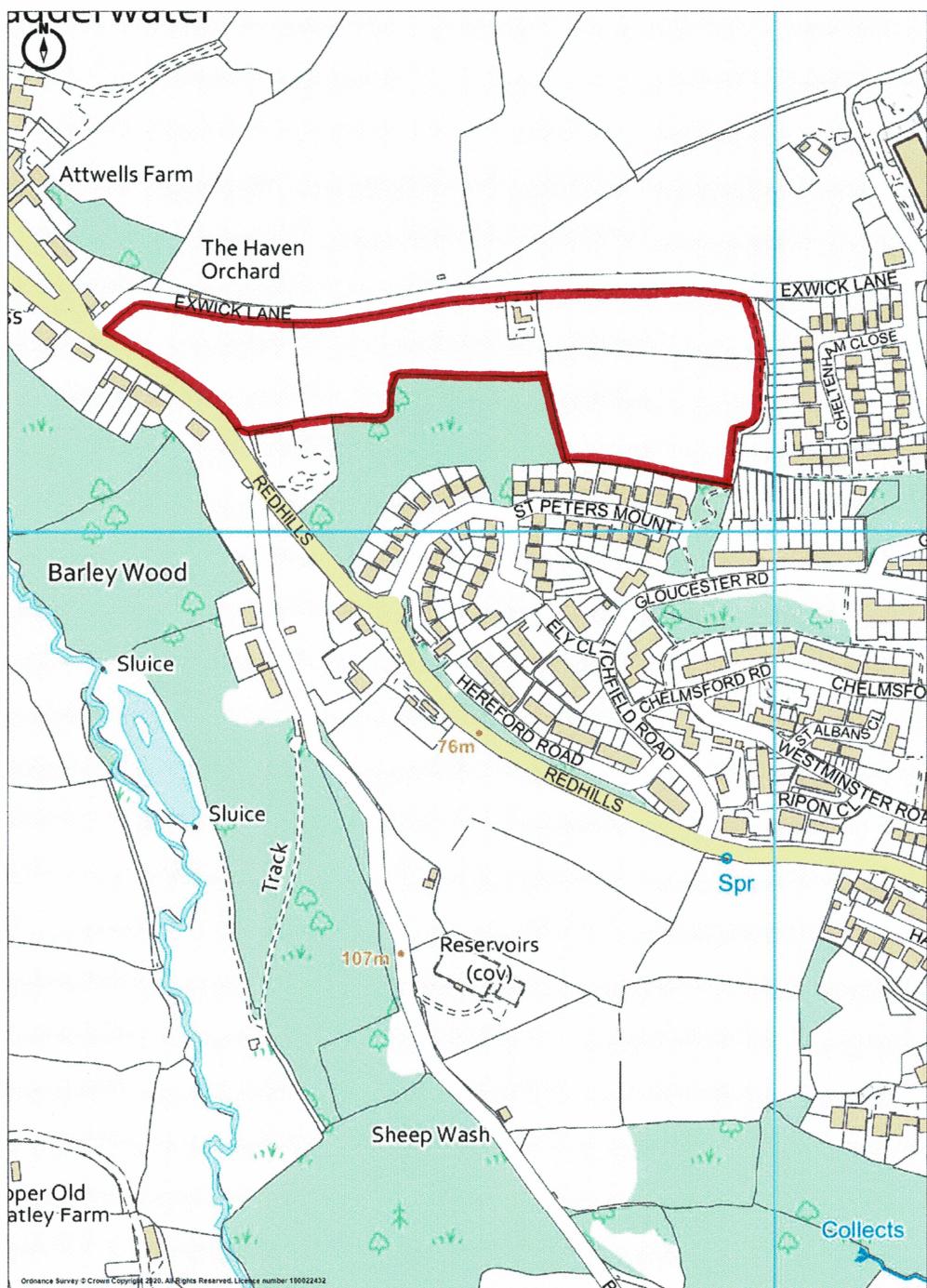
In accordance with Paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

Informative: 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.

Location Plan



Promap^{v2}

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Plotted Scale - 1:5000. Paper Size - A4

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Planning Committee Report 24/1195/VOC

1.0 Application information

Number:	<u>24/1195/VOC</u>
Applicant Name:	Mr Andrew Robbins
Proposal:	Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park (Variation of condition 2 of 21/1676/FUL to change the surface material of the car park from grasscrete or similar to recycled plastic cell gravel).
Site Address:	Land North East Of 371 Topsham Road Access To West Of England School Exeter
Registration Date:	11 October 2024
Link to Documentation:	https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=24/1195/VOC
Case Officer:	Matthew Diamond
Ward Member(s):	Cllr Marina Asvachin, Cllr Jane Begley, Cllr Tony Wardle

REASON APPLICATION IS GOING TO COMMITTEE

In accordance with the Delegation Briefing decision made on 26 November 2024.

2.0 Summary of recommendation

GRANT permission subject to conditions as set out in report.

3.0 Reason for the recommendation: as set out in Section 18 at end

The proposal is considered to accord with the Development Plan and there are no material considerations to indicate that planning permission should be refused.

4.0 Table of key planning issues

Issue	Conclusion
The impact of the change on the character and local distinctiveness of Ludwell Valley Park	The proposal is considered acceptable, as it would not have a significant impact on the character and local distinctiveness of Ludwell Valley Park, taking into account the size of the car park and its positioning behind the building and soft landscaping.
Flood Risk and Surface Water Management	The proposed material is permeable, so will not increase surface water run-off and is therefore acceptable.

Issue	Conclusion
Noise	The proposal will make less noise than traditional, unbound gravel, as the recycled plastic grid base prevents the movement of the gravel to a large degree. Any audible noise generated is unlikely to have an adverse impact on residential amenity, taking into account the permitted opening hours of the facility and background noise levels. There have been no noise complaints with the proposed material at the existing facility.
Sustainable Construction and Energy Conservation	The proposed material uses recycled materials and is permeable making it SuDS compliant. No concrete is used unlike grasscrete.
Planning Balance	The proposal is considered to accord with the Development Plan and should be approved without delay in accordance with the presumption in favour of sustainable development.

5.0 Description of site

The site comprises a field northeast of InFocus, Topsham Road, which is a charity providing specialist services for young people with vision impairment and complex needs. In 2023, the field was granted planning permission (ref. [21/1676/FUL](#)) to change use to a golf driving range, including a building and car park in the southwest corner near to properties in Tollards Road. This development is under construction and nearing completion. The site is located within Ludwell Valley Park (saved Policy L1 and Policy CP16). It is also within the Landscape Setting area (saved Policy LS1 and Policy CP16). It is in Flood Zone 1.

The site is within the Ludwell character zone in the Riverside & Ludwell Valley Parks Masterplan 2016-2026. This is characterised as natural green space where traditional mixed farming predominates, with irregular field patterns and dense hedgerows constructed on top of earth banks. The Masterplan states that 'The landscape has a strong sense of place and an overriding spontaneous affinity with farmland, rolling fields and hedgerows, and a 'rural' look.'

The site is proposed to remain as Valley Park in the Exeter Plan – Publication Plan: Regulation 19 (December 2024).

6.0 Description of development

The proposal is to change the surface material of the car park from 'grasscrete or similar', as specified on approved drawing 21.115-001 PL-A ('Proposed Site Layout'), to recycled plastic cell gravel.

7.0 Supporting information provided by applicant

- Statement in Support of Application to Vary Condition 2 of the Above Consent
- 3 no. images of grasscrete
- 1 no. images of gravel-cell surface at Castle Drogo (National Trust)
- 3 no. images of recycled plastic cell gravel
- Appendix 1 – Photographs of Gravel Driveways in Tollards Road

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
21/1676/FUL	Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park (Revised Plans).	PER	06.07.2023

9.0 List of constraints

- The site is designated Valley Park
- The site is designated Landscape Setting
- The site is designated a Site of Nature Conservation Importance
- The site is adjacent to Ludwell Valley Park County Wildlife Site to the north
- The site is indicated as potentially contaminated on the Council's GIS
- Residential uses to the northwest
- Charity providing education, care and support services to people with visual impairment and other complex needs to south

10.0 Consultations

Below is a summary of the consultee responses. All consultee responses can be viewed in full on the Council's website.

Lead Local Flood Authority (Devon County Council): No objections provided the proposed gravel car park is permeable.

Urban Design & Landscape Officer: No objection to the proposed change.

11.0 Representations

There were 5 objections (including one on behalf of Southbrook Community Association) and 4 supporting (including one from a Director of Exeter Golf and Country Club). These can be viewed in full on the Council's website.

The issues raised in the objections were:

- Gravel based car park will be excessively noisy
- Dispute claim recent weather is likely to have an adverse effect on grasscrete
 - should not produce mud or waterlogging
- Grasscrete is quieter
- Grasscrete aesthetically more pleasing to green landscape
- Grasscrete reduces urban heat island effect
- Grasscrete limits impact on local natural environment
- Grasscrete is more environmentally friendly

The issues raised in the supporting representations were:

- It continues to keep the area green for the benefit of wildlife
- Sensible change in light of weather conditions and will use recycled material providing an environmental benefit
- Grasscrete's surface is approximately half concrete, which becomes a heat store in hot weather baking the grass and drying out the soil, resulting in dead/damaged grass and concrete as the most visible material
- The concrete in grasscrete is not permeable, adding rainfall to the grass soil plugs and therefore increasing the risk of soil loss, saturation and standing water during extreme weather
- Ring bound gravel removes surface movement and transferred sound, and keeps surface even and un-rutted
- Vehicles will travel at low speeds required by the InFocus access road only during agreed daylight hours
- Fear of noisy gravel not well founded, especially taking into account background sound of traffic
- Houses are within 15 metres of unbound gravel car park at the existing driving range – no noise concerns were raised in granting planning permission for the housing

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
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

Planning Practice Guidance (PPG):

- Climate change
- Design: process and tools
- Flood risk and coastal change
- Natural environment
- Noise
- Use of planning conditions

National Design Guide (MHCLG, 2021)

Development Plan

Core Strategy (Adopted 21 February 2012)

- CP12 – Flood Risk
- CP15 – Sustainable Construction
- CP16 – Green Infrastructure, Landscape and Biodiversity
- CP17 – Design and Local Distinctiveness

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

- AP1 – Design and Location of Development
- L1 – Valley Parks
- LS1 – Landscape Setting
- LS4 – Nature Conservation
- EN4 – Flood Risk
- EN5 – Noise
- DG1 – Objectives of Urban Design
- DG7 – Crime Prevention and Safety

Other Material Considerations

The Exeter Plan – Publication Plan: Regulation 19 (December 2024)

- CC1 – Net zero Exeter (Strategic policy)

CC7 – Development that is adaptive and resilient to climate change
CC8 – Flood risk (Strategic policy)
NE1 – Landscape setting areas (Strategic policy)
NE2 – Valley Parks (Strategic policy)
NE3 – Biodiversity (Strategic policy)
D1 – Design principles (Strategic policy)
D2 – Designing-out crime
HW2 – Environmental quality, pollution and contaminated land

Riverside and Ludwell Valley Parks Masterplan 2016 - 2026
Net Zero Exeter 2030 Plan (Exeter City Futures, April 2020)
Exeter Landscape Sensitivity Assessment (August 2022)
Exeter Fringes Landscape Sensitivity and Capacity Study (February 2007)

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

Job creation during construction

Non material considerations

The adopted CIL charging schedule applies a levy on certain proposals that create additional new floor space over and above what is already on a site. This proposal is not CIL liable.

The proposal will generate business rates.

16.0 Planning assessment

This application is a section 73 application to vary condition 2 of planning permission 21/1676/FUL by changing the surface material of the car park from 'grasscrete or similar', as specified on approved drawing 21.115-001 PL-A ('Proposed Site Layout'), to recycled plastic cell gravel. **In accordance with section 73 of the Town and Country Planning Act 1990, only the conditions are a consideration in the determination of this application.**

The key issues are:

1. The impact of the change on the character and local distinctiveness of Ludwell Valley Park
2. Flood Risk and Surface Water Management
3. Noise
4. Sustainable Construction and Energy Conservation
5. Planning Balance

1. The impact of the change on the character and local distinctiveness of Ludwell Valley Park

The reason for this application is officers did not consider that the proposed recycled plastic cell gravel system was similar in appearance to grasscrete. It was initially proposed as part of the application to discharge condition 12 ('materials') (ref. [24/0409/DIS](#)), specifically Beauxfort's Gravelrings System, which the agent said the Golf Club considered looked 'classy'. However, this condition only dealt with the materials of the building. While discussing it, officers suggested using the alternative Beauxfort product in the submitted details, called Grassrings System. This appeared to be a more modern form of grasscrete, comprising a similar recycled plastic grid base to that used in the Gravelrings system upon which soil was laid, allowing grass to grow. As this has a similar appearance to grasscrete, it would not have required a new application.

The applicant's supporting statement states that a plastic gravel cell solution is currently used at the existing golf driving range off Exeter Road and was approved by the Council. It also states that the National Trust and English Heritage are increasingly using gravel-cell surfaces at their sites for appearance and climate change reasons. The argument is that this material should therefore be appropriate for this site and cannot be considered to be visually intrusive.

The site is located in Ludwell Valley Park making it a more sensitive location than the existing golf driving range. It is considered that the comparison with National Trust and English Heritage properties is not a good one: Whilst these sites commonly have

historic and landscape sensitivities, a gravel drive is often an aesthetically harmonious addition to the grandiose building or structure belonging or managed by these organisations. The context is considered to be different here, as the design rationale was to ensure that the new golf driving range would effectively blend in with the rural/farmed character of the Ludwell character zone of the Valley Park. Accordingly, the building is relatively small, located relatively discretely in the corner of the field and is made from timber cladding, giving it a barn-like appearance.

The visual sensitivity of the site is another consideration alongside landscape effects. The car park is positioned behind the building, which screens it to a large extent from the rest of the Valley Park. Soft landscaping will – when planted – screen the car park in views from residential properties in Tollards Road. There are therefore only likely to be glimpsed views of the car park, once the planting is fully established.

It should be noted that the Council's Urban Design and Landscape Officer has raised no objection to the proposal. The application does not specify the colour of the proposed gravel, although application 24/0409/DIS had specified 10/20mm decorative angular clean stone – Greystone. It's considered that darker coloured gravel would be more appropriate than light coloured gravel, as shown in some of the submitted images, given the rural character of Ludwell Valley Park.

Taking into account the low visibility of the site, the proposed change is considered to be acceptable. Whilst grasscrete was considered to be an appropriate material when the original application was determined, due to it taking the appearance of grass in long-distance views, and notwithstanding arguments over its sustainability credentials (see below), the proposed recycled plastic cell gravel material would not have a significant impact on the character and local distinctiveness of Ludwell Valley Park, given the size of the car park and its positioning. However, a new condition should be added requiring the colour of the gravel to be agreed with the Local Planning Authority and maintained.

2. Flood Risk and Surface Water Management

The Lead Local Flood Authority (Devon County Council) has raised no objection to the proposed change, provided the recycled plastic cell gravel material is permeable. The proposed material is permeable, so will not result in any increase in surface water run-off that could lead to localised flooding or drainage problems.

The applicant's supporting statement states that in contrast, grasscrete utilises over 50% concrete, which is impermeable and concentrates rainfall into the soil pockets. It is claimed that during storm events, which are becoming more frequent due to climate change, the soil pockets are likely to become water logged and result in soil transfer across the car park. Mud could in turn be transferred to highways via car tyres resulting in a highways safety risk.

3. Noise

The potential increase in noise of vehicles moving over the proposed recycled plastic cell gravel compared to grasscrete was an issue raised by all five objectors to the application. The applicant states that the recycled plastic grid base prevents the movement of the gravel and noise associated with this attributed to normal gravel driveways. The applicant states that this is evidenced by the lack of any noise complaints to this surface material being used at its existing facility.

The applicant also refers to the condition placed on the original planning permission restricting opening hours to daylight hours only, or when daylight allows, 9.30am to 9.30pm on Mondays to Fridays and 10.00am to 8.00pm on Saturdays, Sundays and Bank/Public Holidays.

It is considered unlikely than no noise will be audible from the car park in this regard, but that this is unlikely to be adverse enough to justify refusal of the application. This takes into account the opening hours of the facility and background noise levels at these times. The car park is also relatively small, so there are unlikely to be a high number of vehicle movements at any one time.

Therefore, the proposal is considered acceptable regarding noise impacts. It should be remembered that retail developments, such as supermarkets, have been granted planning permission adjacent to residential areas in the city and the noise associated with loading and unloading of delivery vehicles is not usually a reason for refusal, provided it is carried out within restricted hours.

4. Sustainable Construction and Energy Conservation

Policy CP15 states that proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. The applicant refers to the concrete used in grasscrete as not a sustainable product, due to it being impermeable (see above) and retaining heat in hot weather damaging the surrounding soil. By comparison, recycled plastic cell gravel uses recycled materials and is permeable making it SuDS compliant.

5. Planning Balance

Determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. As discussed above, the proposal is not considered to have a significant impact on the character and local distinctiveness of Ludwell Valley Park. Therefore, the application accords with Policy CP16, and saved Policies L1 and LS1. Furthermore, it is considered that it will not give rise to any adverse environmental impacts, such as flood risk and noise. In conclusion, the proposal is considered to accord with the Development Plan and

should be approved without delay, in accordance with the presumption in favour of sustainable development in paragraph 11 of the NPPF (Dec 2023).

17.0 Conclusion

In accordance with section 73 of the Town and Country Planning Act 1990, only the conditions are a consideration in the determination of this application. The application seeks to vary condition 2 of planning permission 21/1676/FUL by changing the surface material of the car park from 'grasscrete or similar', as specified on approved drawing 21.115-001 PL-A ('Proposed Site Layout'), to recycled plastic cell gravel. In accordance with the officer assessment above, the proposal is considered to be acceptable and sustainable, subject to a condition requiring confirmation of the colour of the gravel before it is laid.

18.0 Recommendation

GRANT permission with the following conditions:

1. With the exception of condition 2, all conditions imposed on planning permission ref. 21/1676/FUL are imposed on this planning permission, unless they have previously been discharged in full by the Local Planning Authority. Where conditions have been discharged in part, the remaining part(s) of the condition will continue to apply to the development.

Reason: To ensure the conditions that continue to have effect on the development continue to be imposed on the development, as varied by this permission granted under section 73 of the Town and Country Planning Act 1990 (as amended), in the interests of sustainable development.

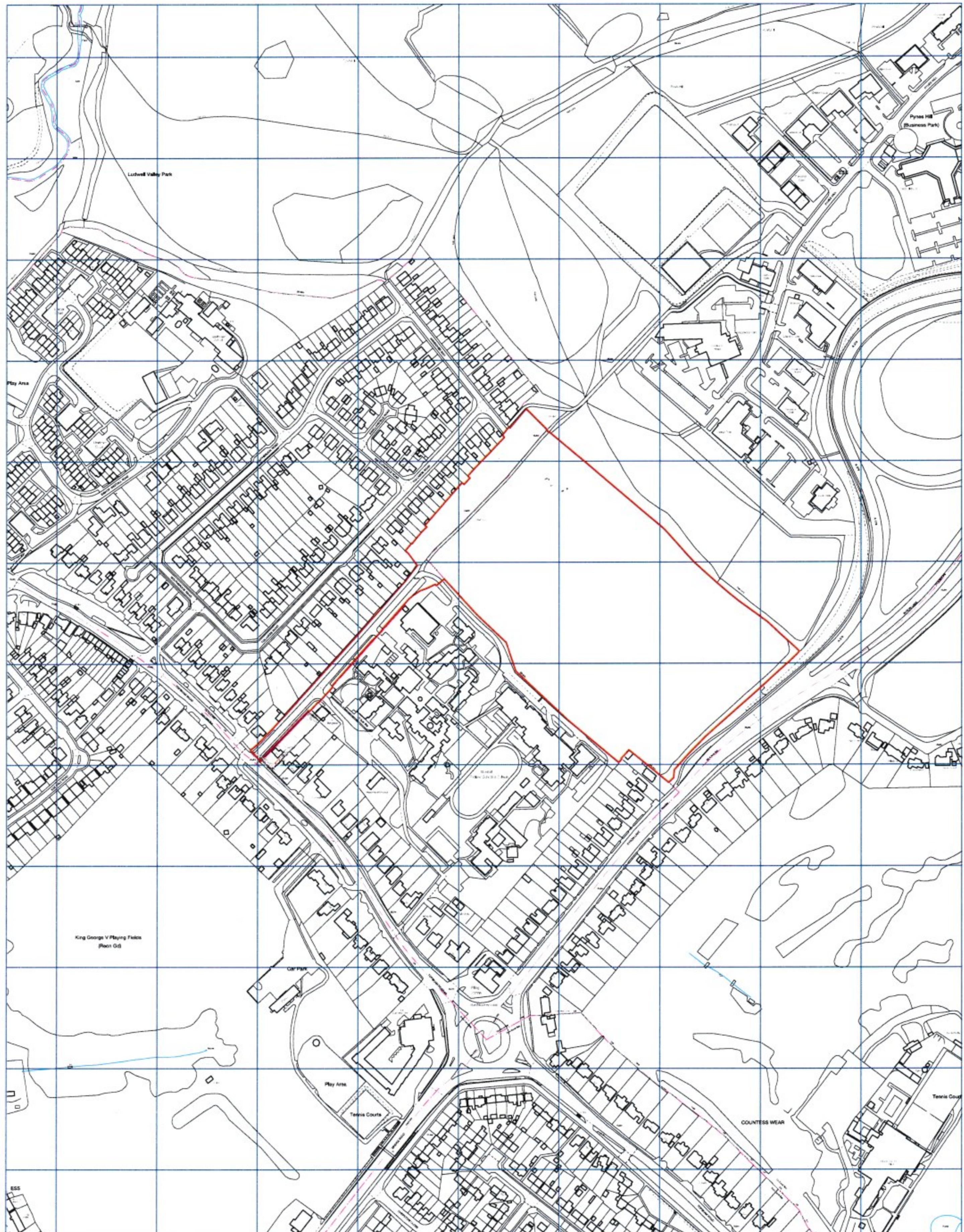
2. The development hereby permitted shall be carried out in complete accordance with the approved plans listed below:

- Location Plan (KGV_EX_1.0A)
- Proposed Site Layout (21.115-001 Rev PL-A) ('grasscrete or similar' text changed to 'recycled plastic cell gravel')
- Plans and Elevations (21.115/002 Rev PL-A)
- Landscape + Ecological Mitigation Plan including Planting Plan (2211-01 Rev B)
- Landscape + Ecological Management Plan (2211-02 Rev B)

Reason: To ensure the development is constructed in accordance with the approved plans.

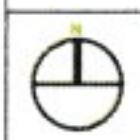
3. Prior to the laying of the surface material of the car park, the colour and specification of the surface gravel shall be submitted to and approved in writing by the Local Planning Authority. The surface gravel shall be provided and maintained as approved.

Reason: To ensure that the surface material of the car park complements the character and local distinctiveness of Ludwell Valley Park, in accordance with Policies CP16 and CP17 of the Core Strategy, and saved Policies L1, LS1 and DG1 of the Local Plan First Review.



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Metres

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SITE LOCATION PLAN

PROJECT
LAND NORTHEAST OF 371 TOPSHAM ROAD, EXETER

EXETER GOLF & COUNTRY CLUB

1:2500 @ A2
DATE: 16/01/2002
LAMINATED
EXISTING

REF ID: KGV_EX_1.0A

Hilton Barnfield Architects

mail@hiltonbarnfield.co.uk www.hiltonbarnfield.co.uk 01392 369274



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Agenda Item 7

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 7th October, 2024

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 Head of City Development (Roger Clotworthy) or the Strategic Director for Place (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

Strategic Director for Place, City Development

**All Planning Decisions Made and Withdrawn Applications
between 07/10/2024 and 05/12/2024**

Alphington

Delegated Decision

Application Number:	24/0855/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/12/2024
Location Address:	Unit 6A & Unit 7 Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH		
Proposal:	Continued use of Unit 6a and Unit 7 within Class E including the retail sale of food and drink for consumption off the premises, external alterations to Unit 7 including new shop front with provision for 2no. customer entrances, reconfiguration of car park, acoustic barrier and associated works.		

Delegated Decision

Application Number:	24/0914/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	11/10/2024
Location Address:	Porsche Centre Matford Park Road Marsh Barton Trading Estate Exeter EX2 8FD		
Proposal:	Discharge of conditions 4 (Drainage), 5 (CEMP) and 6 (CMP) of planning permission 23/1326/FUL - Proposed redevelopment of existing Porsche Centre including partial demolition to create a larger facility for the sale and service of motor vehicles, including showroom, office and workshop areas, storage and MOT testing facility, and retention of perimeter fence.		

Delegated Decision

Application Number:	24/0919/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/11/2024
Location Address:	Units 6-9 Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RG		
Proposal:	Extension to commercial / industrial building (Use Class B2/B8) and new flat roof with associated access and parking		

Delegated Decision

Application Number:	24/0984/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/10/2024
Location Address:	Aldi And Iceland Alphington Road Retail Park Alphington Road Exeter EX2 8HP		
Proposal:	External extensions and alterations to existing store, together with associated external works including bollards, replacement plant compound, hardstanding and trolley bays		

Delegated Decision

Application Number: 24/1120/TPO Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: 10 Fairfield Road Exeter EX2 8UE
Proposal: T1 Oak. Remove. Tree is dead.

Delegated Decision

Application Number: 24/1293/PD Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 67 Broadway Exeter EX2 9LY
Proposal: A increase in the size of the a semi-detached house to increase living space and improve existing rear room. The rear of the house was originally stepped, and an historic extension levelled off the back of the house. The new extension is 1.2m on top of the current extent of the back of the house. For 50% of the width of the house this amounts to 1.2m extension from the original rear of the house, for the other 50%, this extension is 4m from the original rear of the house. The extension will have flat and sloped roof sections, allowing us to keep continuity with our adjoining neighbour's sloped roof. The extended section is offset from the adjoining neighbour's boundary. Extension to have ceiling light, bi-fold door for access to the garden and one other window. Please see attached document for more details.

Delegated Decision

Application Number: 24/1323/NMA Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: Land At Crabb Lane Alphington Exeter EX2 9JD
Proposal: Non-material amendment to Planning Permission Ref. 19/1021/FUL, granted on 23 October 2019, to alter the arrangement of doors and windows on the north-east and south-east elevations

Duryard And St James**Delegated Decision**

Application Number: 23/1424/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 31/10/2024
Location Address: 5 - 6 Well Street Exeter EX4 6QR
Proposal: Conversion, change of use and extension of existing private garage to residential accommodation.

Delegated Decision

Application Number: 24/0522/FUL Delegation Briefing: 29/10/2024
Decision Type: Permitted Date: 30/10/2024
Location Address: 55 Cowley Bridge Road Exeter EX4 5AF
Proposal: Change of use from small HMO (Use Class C4) to large HMO (Sui Generis) for 7no. occupants

Delegated Decision

Application Number: 24/0944/LPD Delegation Briefing:
Decision Type: Was not lawful use Date: 09/10/2024
Location Address: 64 Danes Road Exeter EX4 4LS
Proposal: Change of use from large HMO up to 8 persons to large HMO up to 9 persons (sui generis use).

Delegated Decision

Application Number: 24/0955/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/10/2024
Location Address: 4 Trafalgar Place Exeter EX4 6QG
Proposal: Increase in roof height and loft conversion with dormer windows

Delegated Decision

Application Number: 24/0980/LED Delegation Briefing:
Decision Type: Was lawful use Date: 28/10/2024
Location Address: 29 Powderham Crescent Exeter EX4 6BZ
Proposal: House in multiple occupation for six people (C4 use)

Delegated Decision

Application Number: 24/1003/LED Delegation Briefing:
Decision Type: Was lawful use Date: 28/10/2024
Location Address: 29 Powderham Crescent Exeter EX4 6BZ
Proposal: Certificate of lawfulness of existing use for flat 2 as a self-contained flat (C3 use)

Delegated Decision

Application Number: 24/1053/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/10/2024
Location Address: Hatherly Laboratories Prince Of Wales Road Exeter EX4 4PS
Proposal: Reconstruction of the front lower ground floor lean-to extension and associated internal works.

Delegated Decision

Application Number: 24/1069/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/10/2024
Location Address: 33 Thornton Hill Exeter EX4 4NR
Proposal: Enlargement of kitchen with rooflights installed. Erection of glazed lean to verandah and Rebuilding of lean-to store to form conservatory

Delegated Decision

Application Number: 24/1125/LED Delegation Briefing:
Decision Type: Was lawful use Date: 05/11/2024
Location Address: Flat 3 26 Pennsylvania Road Exeter EX4 6BH
Proposal: Use of flat 3 as a self contained residential unit (C3 use)

Delegated Decision

Application Number: 24/1136/LED Delegation Briefing:
Decision Type: Was lawful use Date: 05/11/2024
Location Address: 26 Pennsylvania Road Exeter EX4 6BH
Proposal: House in multiple occupation for 7 people (sui generis use)

Delegated Decision

Application Number: 24/1155/CAT Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: Park View 8 Howell Road Exeter EX4 4LG
Proposal: T1 - Ginkgo biloba situated to the front of the property - To be reduced to a height of approximately 12M (2M tip reduction) and shape accordingly thus reducing end/wind loading.

Delegated Decision

Application Number: 24/1210/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: 14 Howell Road Exeter EX4 4LG
Proposal: T1 - x1 Cherry Tree (in decline) - Dismantle fell & remove to ground level.

Delegated Decision

Application Number: 24/1285/CONR Delegation Briefing:
Decision Type: Permitted Date: 05/12/2024
Location Address: Hatherly Laboratories Prince Of Wales Road Exeter EX4 4PS
Proposal: Variation of condition 2 of consent 24/0379/FUL - changes to approved plans - demolition of existing single-storey extension and erection of replacement three-storey extension to rear of Hatherly building.

Exwick**Delegated Decision**

Application Number: 24/0717/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: Kinnerton Court Kinnerton Way Exeter EX4 2EZ
Proposal: Change of use of ground floor void space to provide a 2-bedroom flat (Use Class C3).

Delegated Decision

Application Number: 24/0829/PD Delegation Briefing:
Decision Type: Withdrawn Returned Date: 29/11/2024
(unlikely to be det.)
Location Address: Kinnerton Court Kinnerton Way Exeter EX4 2EZ
Proposal: Remove. redesign two partition walls. install bathroom.

Delegated Decision

Application Number: 24/1017/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 21/10/2024
Location Address: 15 Exwick Villas Exwick Road Exeter EX4 2AS
Proposal: Single storey rear extension, depth 4.4m, height 3m, eaves height 2.6m

Delegated Decision

Application Number: 24/1188/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/11/2024
Location Address: 4 Palmerston Drive Exeter EX4 2JA
Proposal: Erect elevated rear balcony with double doors to be fitted to provide access from the living room.

Delegated Decision

Application Number: 24/1217/TPO Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: 32 Winchester Avenue Exeter EX4 2DJ
Proposal: T1 - Oak, three stemmed tree bifurcating at approximately 2m above ground level (AGL). Eastern stem - reduce by 2m, maximum diameter of cut (MDC) 50mm. Northern stem - reduce limb arising at 7m AGL by 2m, MDC 50mm. South-western stem - reduce by 2.5m, MDC 75mm. Reduce limb growing north arising at 4m AGL by 3m, MDC 75mm. Crown lift to 3m AGL. This large tree's limbs and branches are extending beyond the rest of the canopy and the intended reduction is to alleviate the weight stresses throughout the tree's limbs and unions. The works are considered arboriculturally appropriate.

Delegated Decision

Application Number: 24/1378/CAT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 19/11/2024
Location Address: 9 Foxglove Rise Exeter EX4 2PJ
Proposal: The trees to the left of the house overhang the roof. I would like to remove the branches doing this as I am getting rats and squirrels in the loft.

Heavitree

Delegated Decision

Application Number: 24/0898/NMA Delegation Briefing:
Decision Type: Decline to Determine Date: 18/11/2024
Location Address: 4 South Avenue Exeter EX1 2DZ
Proposal: Use of brickwork to rear ground floor elevation and increase of rear single storey extension roof level by 390mm

Delegated Decision

Application Number: 24/0932/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/11/2024
Location Address: 2A North Avenue Exeter EX1 2DU
Proposal: Rear dormer roof extension.

Delegated Decision

Application Number: 24/0941/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/11/2024
Location Address: 2 South Avenue Exeter EX1 2DZ
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/1052/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 12/11/2024
Location Address: 145A Sweetbrier Lane Exeter EX1 3DG
Proposal: Replace 92 year old dangerous wall with new composite fence.

Delegated Decision

Application Number: 24/1102/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/11/2024
Location Address: 79 East Wonford Hill Exeter EX1 3DB
Proposal: First floor extension of bay window with gabled roof above.
Replacement of ground floor front window by French doors.
Installation of front roof light windows. Hip to gable roof
enlargement with side-facing window at roof level. Full width rear
box dormer window/ roof extension with rear Juliette balconies.
Vertical cladding to walls above ground floor level.

Delegated Decision

Application Number: 24/1119/TPO Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: 121 Hamlin Lane Exeter EX1 2SF
Proposal: T1 - Walnut - Prune the entire crown (top and sides) back to the previous growth points; previous reduction points when last pruned in 2019) . Regrowth removed is approximately 2-3 metres.
Reasons - The five years of regrowth has reached a point where it is now touching the house. The original plan was to prune this back only. But some of the re-growth has failed in recent storms.
Due to the inherent weaker nature of re-growth branch unions I felt it reasonable to carry out the same pruning again this year.Hywel Davies - Consultant at Exe Tree Care

Delegated Decision

Application Number: 24/1131/CAT Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: 9 Mont Le Grand Exeter EX1 2PD
Proposal: CYPRESS TREETo trim the tree by 20% and remove one large dead branch. I am concerned that the wind will bring it down and it may fall into the road.The work is to be done by Belmont Tree surgeon

Delegated Decision

Application Number: 24/1144/NMA Delegation Briefing:
Decision Type: Withdrawn Returned Date: 21/11/2024
(unlikely to be det.)
Location Address: 49 Kingsway Exeter EX2 5EN
Proposal: INVALID - E MAIL 8/10/24 Reduction in size to proposed new loft window and change of render colour to a pale colour; modify fascia, trim and rainwater good colours to white; clarify ground floor extension sliding door to PPC aluminium (double glazed); modify utility room external door to a half-glazed door; brick soldier course above new extension doors and window to match existing.

Delegated Decision

Application Number: 24/1157/CAT Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: 18 North Avenue Exeter EX1 2DU
Proposal: T3 Pear. Winter pruning to fruit tree to improve health and shape.T4 Spruce. Lightly thin crown to allow more wind and light through.T5 Bay. Reduce in height (by approx 2m) to improve shape and improve light levels of gardens.T6 Yew. Reduce in height (by approx 2m) to improve shape and improve light levels of gardens.T7 Conifer. Remove to provide additional space and light to adjacent trees/vegetation. T8 Holly. Remove to provide additional space and light to adjacent trees/vegetation.T10 Apple. Winter pruning to fruit tree to improve health and shape.

Delegated Decision

Application Number:	24/1163/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/11/2024
Location Address:	4 St Johns Villas Sivell Place Exeter EX2 5ES		
Proposal:	T1 - Bay - Fell		

County Decisions

Application Number:	24/1171/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	25/11/2024
Location Address:	38 Baker Street Exeter EX2 5EA		
Proposal:	Rear flat roof dormer and roof lights to the front.		

Delegated Decision

Application Number:	24/1202/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	28/11/2024
Location Address:	49 Kingsway Exeter EX2 5EN		
Proposal:	Loft conversion including formation of new flat roof dormer, demolition of existing lean-to utility room and creation of new pitched-roof extension incorporating internal modifications, modifications to existing garage to create external storage and construction of new garden office.		

Delegated Decision

Application Number:	24/1219/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/11/2024
Location Address:	26 Lower Avenue Exeter EX1 2PR		
Proposal:	Loft conversion with rear dormer.		

Delegated Decision

Application Number:	24/1247/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/11/2024
Location Address:	9 Lower Avenue Exeter EX1 2PR		
Proposal:	Rear flat roof dormer and front roof lights.		

Mincinglake And Whipton

Delegated Decision

Application Number: 24/0234/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 21/11/2024
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter
Proposal: Discharge conditions 5 (Lighting Design Strategy), 6 (Written Scheme of Archaeological Investigation), 7 (Surface Water Drainage), 8 (CEMP), 9 (Contamination), 11 (Tree/Hedgerow Protection Scheme), 16 (Vehicular/Pedestrian/Cycle Route Details) and 17 (Wearing Course Details) of permission ref. 20/0538/OUT - Outline application for up to 93 residential dwellings. (REVISED DESCRIPTION)

Delegated Decision

Application Number: 24/0823/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/11/2024
Location Address: 22 Fox Road Exeter EX4 8ND
Proposal: Single-storey rear extension.

Delegated Decision

Application Number: 24/0897/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/10/2024
Location Address: St Boniface Church Brookway Exeter EX1 3JH
Proposal: Installation of four air source heat pumps to the north side of the building.

Delegated Decision

Application Number: 24/1109/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/10/2024
Location Address: 81 Chancellors Way Exeter EX4 9DX
Proposal: Conversion of existing garage into kitchen with a rear landing and steps down to the rear garden. Formation of a rear Juliet balcony to the living room. Dressing room within the undercroft beneath the kitchen.

Delegated Decision

Application Number: 24/1134/NMA Delegation Briefing:
Decision Type: Permitted Date: 18/10/2024
Location Address: Honeylands Hospital For Children Pinhoe Road Exeter EX4 8AD
Proposal: Non-material amendment of description of planning permission 22/0313/FUL to: Redevelopment of the Honeylands building including demolition of existing extensions and the construction of replacement side and rear extensions to create a residential care centre (Use Class C2) together with associated car parking, landscaping, drainage, and other associated works including the creation of a replacement vehicular access onto Pinhoe Road.

Delegated Decision

Application Number: 24/1165/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 03/12/2024
Location Address: Dreamland Stables Church Hill Pinhoe Exeter
Proposal: Demolition of existing stables and erection of new single storey detached dwelling and associated landscaping

Delegated Decision

Application Number: 24/1174/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: 72 Chancellors Way Exeter EX4 9DY
Proposal: The trees are as described in the arb report provided; the works involve digging a trench across the rear garden to install a root barrier, as described in the method statement provided. The reason for the works is clay-shrinkage subsidence damage to the property

Delegated Decision

Application Number: 24/1177/SUT Delegation Briefing:
Decision Type: Raise No Objection Date: 21/10/2024
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter
Proposal: Consultation request (section 8(3) of the Water Industry Act 1991) on proposal to grant a variation of appointment to permit Icosa Water Services Limited to become the water and sewerage company for the Site.

Newtown And St Leonards**Committee Decision**

Application Number: 23/0490/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: Land At Summerland Street (Between Red Lion Lane And Verney Street), Exeter, EX1 2AL
Proposal: Demolition of existing buildings and the construction of a 145 bed-space co-living development (up to 6 storeys in height) and associated works (Revised Plans).

Delegated Decision

Application Number: 24/0109/FUL Delegation Briefing:
Decision Type: Permitted Date: 02/12/2024
Location Address: 50 Topsham Road Exeter EX2 4NF
Proposal: Substation and associated boundary treatments

Delegated Decision

Application Number: 24/0485/SO Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 10/10/2024
Location Address: Clarendon House Western Way Barnfield Exeter EX1 2DA
Proposal: Request for screening opinions under regulation 6 of the Town and Country Planning (EIA)

Delegated Decision

Application Number: 24/0516/FUL Delegation Briefing: 06/08/2024
Decision Type: Permitted Date: 26/11/2024
Location Address: 3 Claremont Grove Exeter EX2 4LY
Proposal: Replacement of existing single storey extension, conservatory and the provision of new garage. Removal of three storey rear extension, selected replacement windows and minor internal alterations.

Delegated Decision

Application Number: 24/0517/LBC Delegation Briefing: 06/08/2024
Decision Type: Permitted Date: 26/11/2024
Location Address: 3 Claremont Grove Exeter EX2 4LY
Proposal: Replacement of existing single storey extension, conservatory and the provision of new garage. Removal of three storey rear extension, selected replacement windows and minor internal alterations.

Delegated Decision

Application Number: 24/0674/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/10/2024
Location Address: 18 Matford Avenue Exeter EX2 4PW
Proposal: Demolition of bungalow and creation of a two-storey, 5-bedroom dwellinghouse, with flat roof.

Delegated Decision

Application Number: 24/0864/LBC Delegation Briefing:
Decision Type: Permitted Date: 31/10/2024
Location Address: Flat 3 17 Victoria Park Road Exeter EX2 4NT
Proposal: Rebuild front garden wall that is currently leaning.

Delegated Decision

Application Number: 24/0881/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/10/2024
Location Address: 79 Barrack Road Exeter EX2 5ED
Proposal: Single storey side and rear extension and widen vehicular access with automatic gate.

Delegated Decision

Application Number:	24/0985/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/10/2024
Location Address:	Kingfisher House Western Way Barnfield Exeter EX1 2FJ		
Proposal:	Minor re-cladding and elevation works		

Delegated Decision

Application Number:	24/0989/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	12/11/2024
Location Address:	23 Lucas Avenue Exeter EX4 6LZ		
Proposal:	Change of use from dwelling house C3 to small HMO C4		

Delegated Decision

Application Number:	24/1014/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/10/2024
Location Address:	66 Magdalen Road Exeter EX2 4TN		
Proposal:	Installation of a wood burning stove and flue		

Delegated Decision

Application Number:	24/1025/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/10/2024
Location Address:	The Lodge 22 Spicer Road Exeter EX1 1SY		
Proposal:	Installation of roof-mounted solar panels		

Delegated Decision

Application Number:	24/1037/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/11/2024
Location Address:	12 Wayland Avenue Exeter EX2 4PR		
Proposal:	Demolition of existing conservatory; new single storey rear extension. Two new windows on second floor rear elevation.		

Delegated Decision

Application Number: 24/1062/CAT Delegation Briefing:
Decision Type: Permitted Date: 05/11/2024
Location Address: 1 Premier Place Exeter EX2 4LB
Proposal: We have a huge ash tree in our back garden which has ash die back. The tree already has a weakness where the trunk is split and a brace has been installed at a height of approximately 10 to 12 meters. We are very keen to look after the tree and do not want it removed. We have had advice from an arborist who has suggested that the best option is to reduce the height to reduce risk of damage during storms and to generally manage the tree for its best health. He advised that if we do these works the tree should be fine for years to come. Although it does have die back it is not severe. I contacted the planning department in 2022 who confirmed that our property was in a conservation area but that there were no TPOs currently on any of our trees. We would like to reduce the whole crown to just above the height of the brace currently.

Delegated Decision

Application Number: 24/1065/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/11/2024
Location Address: 3 Denmark Road Exeter EX1 1SL
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/1112/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 1 Romsey Drive Exeter EX2 4PB
Proposal: T1 lime - prune back from house to clear 2m. Trim low growth and clear sign and roadside. Reduce height by 2 ? 3m. T2 holm oak - prune back by 2m over hazel. Reduce height by 2m and re-shape.

Delegated Decision

Application Number: 24/1116/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 08/10/2024
Location Address: Barnfield Road Barnfield Gate Exeter
Proposal: Discharge of Condition 7 of Ref. 19/0127/FUL, granted 23 May 2019, relating to energy efficiency

Delegated Decision

Application Number: 24/1121/CAT Delegation Briefing:
Decision Type: Permitted Date: 07/11/2024
Location Address: 19 St Leonards Road Exeter EX2 4LA
Proposal: T1 - T4: Four Silver Birch trees: Prune the back the south facing lateral branches, growing towards the patio area, by approx 1-1.5 metres.

Delegated Decision

Application Number: 24/1124/CAT Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: 16 Marlborough Road Exeter EX2 4TJ
Proposal: T1,T2 Oak. Crown lift secondary branches to 3.5m, maximum cut diameter 50mm.T3 Supressed birch fell.T4 Magnolia. Reduce height by 1.8m and trim to shape.

Delegated Decision

Application Number: 24/1140/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 4 St Leonards Place Exeter EX2 4LZ
Proposal: Replacement verandah structure on front elevation, single storey rear extension with aluminium doors/windows at lower ground floor level and detached garage and new gates in front garden

Delegated Decision

Application Number: 24/1141/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 4 St Leonards Place Exeter EX2 4LZ
Proposal: Replacement roof and windows on west wing at rear, replacement roof on east wing, replacement verandah structure on front elevation, single storey rear extension with aluminium doors/windows at lower ground floor level, removal of first floor WC at rear, internal alterations to walls, doors and floors on lower and upper ground floors, replacement of 2 windows with doors on lower ground floor, rooflights on rear roof, detached garage and new gates in front garden, landscaping/paving in front and rear gardens and other minor works

Delegated Decision

Application Number: 24/1164/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 76 Blackboy Road Exeter EX4 6TB
Proposal: T1 - Apple, crown reduce to previous pruning points and thin by 10% T2 - Apple, fell to ground level T3 - Apple, fell to ground level T4 - Pear, fell to ground level T5 - Plum, minimal prune to tidy and reshape Reason for works: The trees have become unmanageable in the small rear garden and are now dominating the neighbouring gardens leading to multiple complaints from the neighbours. The boundary wall is needing assessment as damage from the trees' (T2, T3 & T4) close proximity to the wall is evident.

Delegated Decision

Application Number: 24/1176/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: Larkbeare House Topsham Road Exeter EX2 4NG
Proposal: T1 beech tree over hanging car park to be crown lifted by 5.5m size is cat 2 T2 sycamore also over hanging same area of car park requiring a crown lift of 5.5m as well. Cat 4 T3 Holm Oak over hanging wall belonging to housing estate next door lower limbs to be taken back and upper crown to be crown lifted to 5.5m.

Delegated Decision

Application Number: 24/1196/SO Delegation Briefing:
Decision Type: EIA Not Development Date: 02/12/2024
Location Address: Department Of Works And Pensions Clarendon House Western Way Barnfield Exeter EX1 2DA
Proposal: Request for screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for Purpose Built Student Accommodation

Delegated Decision

Application Number: 24/1201/NMA Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 21/10/2024
Location Address: 14 Victoria Park Road Exeter EX2 4NT
Proposal: Amendments to the front storey extension and the number, size and position of doors/windows.

Delegated Decision

Application Number: 24/1251/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 24 Spicer Road Exeter EX1 1SY
Proposal: T001 - Holm Oak - Reduce crown overall by approx. 2-3m in height and lateral spread over road. Reduce smaller stem biased towards house by 3m. Prune for minimum 2m clearance from house

Delegated Decision

Application Number: 24/1262/NMA Delegation Briefing:
Decision Type: Permitted Date: 01/11/2024
Location Address: 14 Victoria Park Road Exeter EX2 4NT
Proposal: Amendments to the front storey extension and the number, size and position of doors/windows.

Delegated Decision

Application Number: 24/1266/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 26 St Leonards Road Exeter EX2 4LA
Proposal: T001 - Silver Birch: significantly "leggy" growth, creating excessive shading and in contact with telecommunications cable. Proposed crown reduction of approximately 3m from branch tips, to clear utilities and reduce risk of future branch failure. T002 - Apple: crown is impacting telecommunications cable. Proposed light pruning to provide at least 0.5m clearance of utilities.

Delegated Decision

Application Number: 24/1274/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: The Gables Matford Road Exeter EX2 4PE
Proposal: T1 - Liquidambar - Prune back the lateral branches to gain a 2 metre clearance from the house. Area shown on the plan is an approximate indication of pruning to be carried out. Diameter size of pruning cut to be no greater than 4cm- Crown lift from the lawn area only, to gain a 2 metre clearance above ground level. Diameter cuts no greater than 3cm. Reasons: to prevent the tree from contacting the house in higher winds. To enable lawn mowing.

Delegated Decision

Application Number: 24/1295/DIS Delegation Briefing:
Decision Type: Permitted Date: 04/11/2024
Location Address: The Lodge 22 Spicer Road Exeter EX1 1SY
Proposal: Proposed solar panels details pursuant to condition 3 of consent 24/1025/FUL.

Delegated Decision

Application Number: 24/1296/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: 7 Alexandra Terrace Exeter EX4 6SY
Proposal: T1 - Walnut - Reduce the height by 2 metres. Reshape all lateral branches by up to 1.5metres, leaving a balanced form. Crown lift to 6 feet clearance above ground level.

Delegated Decision

Application Number: 24/1300/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: 14 Barnfield Hill Exeter EX1 1SR
Proposal: Removal of the fir tree which is situated close to the side wall of the Barnfield Hill Surgery main building and is now growing just above the level of the Surgery guttering. The tree will be removed by a registered Tree Surgeon called Bill Crumby of Greentreers Aboricultural Services who will remove the tree completely down to ground level. The tree is in an unsuitable position and will be replaced by a smaller tree in the nearby border which is well away from any buildings.

Pennsylvania**Delegated Decision**

Application Number: 24/0059/FUL Delegation Briefing:
Decision Type: Permitted Date: 01/11/2024
Location Address: 10 Sylvan Road Exeter EX4 6EW
Proposal: Demolition of existing single storey double garage and lean-to and construction of new two storey triple garage.

Delegated Decision

Application Number: 24/0177/FUL Delegation Briefing:
Decision Type: Withdrawn Returned Date: 21/11/2024
(unlikely to be det.)
Location Address: 65 Florida Drive Exeter EX4 5EX
Proposal: Add exterieiror, rear staircase from balcony to ground level.

County Decisions

Application Number: 24/0401/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/11/2024
Location Address: 65 Florida Drive Exeter EX4 5EX
Proposal: (INVALID) External timber stair from exisiting rear balcony to access the garden. FEE NEEDS TO BE PAID

Delegated Decision

Application Number: 24/0788/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/10/2024
Location Address: 27 Higher Kings Avenue Exeter EX4 6JP
Proposal: Loft conversion and roof extension.

Delegated Decision

Application Number: 24/0822/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/10/2024
Location Address: 7 St Johns Road Exeter EX1 2HR
Proposal: Change sloped lean to roof to flat and add exterior cladding to lean to addition only

Delegated Decision

Application Number: 24/1048/FUL Delegation Briefing:
Decision Type: Permitted Date: 03/12/2024
Location Address: Exeter Service Station Prince Charles Road Exeter EX4 7BY
Proposal: Erection of five new jet washes, and one sub-station enclosure, combi unit, valeting bay and associated works

Delegated Decision

Application Number: 24/1170/PD Delegation Briefing:
Decision Type: Was lawful use Date: 14/11/2024
Location Address: 85 Priory Road Exeter EX4 7AP
Proposal: Proposed single storey rear extension. 4.8m deep, 3m high and 2.8m to the eaves. Constructed from matching materials.

Delegated Decision

Application Number: 24/1173/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 19/11/2024
Location Address: 87 Priory Road Exeter EX4 7AP
Proposal: Single storey rear extension. Extension Length: 4.7m, Proposed Height: 3m, Extension Eaves Height: 2.7m

Delegated Decision

Application Number: 24/1261/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 13/11/2024
Location Address: 64 Sylvan Road Exeter EX4 6HA
Proposal: Discharge of conditions 7 (Cycle Storage) and 8 (Travel Plan) with regards to 24/0332/FUL

Delegated Decision

Application Number: 24/1270/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 25/11/2024
Location Address: 13 Pamela Road Exeter EX1 2UF
Proposal: Construction of a single storey side and rear extension, and loft conversion with hip to gable roof extension and rear dormer

Delegated Decision

Application Number: 24/1336/NMA Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/11/2024
Location Address: Land South Of 15 The Fairway Exeter
Proposal: Removal of car port roof

Pinhoe**Committee Decision**

Application Number: 24/0655/FUL Delegation Briefing: 20/08/2024
Decision Type: Permitted Date: 10/10/2024
Location Address: 21 Huntsham Road Exeter EX1 3GH
Proposal: Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Delegated Decision

Application Number: 24/0753/PD Delegation Briefing:
Decision Type: Permitted Date: 11/11/2024
Location Address: 29 Thackeray Road Exeter EX4 8HD
Proposal: Construction of rear bedroom extension and conversion of existing out-building.

Delegated Decision

Application Number: 24/0859/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 62 Park Lane Exeter EX4 9HP
Proposal: Two storey side extension, single storey rear extension and associated works.

Delegated Decision

Application Number: 24/0901/FUL Delegation Briefing: 15/10/2024
Decision Type: Permitted Date: 29/10/2024
Location Address: 14 Jersey Road Exeter EX4 9AN
Proposal: Proposal for three rear facing rooflights

Delegated Decision

Application Number: 24/1016/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/11/2024
Location Address: 30 Warwick Way Exeter EX4 8ER
Proposal: Single-storey rear extension

Delegated Decision

Application Number: 24/1050/TPO Delegation Briefing:
Decision Type: Permitted Date: 18/10/2024
Location Address: 12 Steps Close Exeter EX1 3QH
Proposal: T1 - Oak Tree - To crown lift by approximately 0.5m as some branches are now catching vehicles driving past.

Delegated Decision

Application Number: 24/1071/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 22 Bindon Road Exeter EX4 9HN
Proposal: Two dormers to front elevation.

Delegated Decision

Application Number: 24/1089/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 26/11/2024
Location Address: 5 Petersfield Pinn Hill Pinhoe Exeter EX1 3BN
Proposal: Discharge Conditions 3, 5 and 6 of 23/1105/FUL.

County Decisions

Application Number: 24/1100/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 19/11/2024
Location Address: 8 Tithebarn Copse Exeter EX1 3XP
Proposal: Minor internal alterations and a proposed rear extension to accommodate a new kitchen and open-plan dining room.

Delegated Decision

Application Number: 24/1307/MPS Delegation Briefing:
Decision Type: Pre-Application Advice Given Date: 03/12/2024
Location Address: Land Off Church Hill Church Hill Pinhoe Exeter
Proposal: Discussion sought with Case Officer (Matt Diamond) for 23/0958/FUL to determine if scheme would be reconsidered in light of upcoming changes to NPPF and the resultant impact on the City Council's land supply position. If the Council's position remains unchanged from that of when the application was refused; additional advice is requested as to what quantum of development etc. would be acceptable on the site.

Priory**Delegated Decision**

Application Number: 24/0727/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/11/2024
Location Address: 11 Masterson Street Exeter EX2 5GR
Proposal: The design and installation of an air source heat pump system. The design and installation of solar panel and batteries Modules and StringsBattery Storage (ESS)7 x 430w ALL BLACK 430w ALL BLACK TIER 1 Panel 430Watts1 Total Strings. Voc for strings (NOT SPECIFIED). Isc for strings = (NOT SPECIFIED)InvertersManufacturer(s): Sunsynk Inverter(s): 1 x SUNSYNK-3.6K-SG01/03LP1 Total rating: 3.6kWMax AC Current: %AC Current%ABattery Storage (ESS)1 x SunSynk Sept 2023 - SunSynk 5.32 5.32 Total kWh

Delegated Decision

Application Number: 24/0993/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 21/11/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal: Discharge conditions 13 (Security Fence Design), 15 (Border Management Plan), 16 (Cycle Parking), 17 (Disabled Parking) and 18 (EV Charging Points) of planning permission 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.

Delegated Decision

Application Number: 24/1145/PDPV Delegation Briefing:

Decision Type: Prior Approval Not Required Date: 11/11/2024

Location Address: Vantage Point Pynes Hill Exeter EX2 5FD

Proposal: The solar photovoltaic (PV) installation is proposed on the roofs of Vantage Point, Pynes Hill, Exeter EX2 5FD. At around 93.28kW in total the proposed PV installation is below the permitted development threshold of 1 Megawatt (MW). Total 212 solar panels will be installed on the proposed building of the site. The roof pitch of the proposed structure is 20 degrees, and the panels will face 219. The total area of the pitched roof is estimated to be ~ 604.34m². The proposed solar PV equipment has, as far as practicable, been sited to minimise its effect on the external appearance of the building and the amenity of the area. The roof slopes that the solar PV panels will be mounted on are pitched and the PV panels will be mounted on frames parallel to the existing roof pitch so will have a minimal effect on the external appearance of the building and the amenity of the area. The solar PV equipment will not: ?Project more than 200mm from the roof slopes. nor ?Be installed within 1 metre of the external edges of the roofs. The solar PV equipment will be removed as soon as reasonably practicable when no longer needed. The effect of glint and glare are considered to be minimal and localised. Both glint and glare attenuate with distance, with glare reducing rapidly. Several aspects of the installation will reduce the risks further: ? Solar PV panels are purposely designed to absorb rather than reflect light, as any reflection would waste potential energy. The surface of PV panels is intentionally rough to reduce reflection and facilitate absorption of the maximum quantity of sunlight. A 2009 study of solar panels showed that solar panels reflected 3-5% of incoming sunlight, which was less than steel (approximately 46%), standard glass (approximately 10%) or smooth water (approximately 5%). (Source: SunPower Solar Module Glare and Reflectance Technical Notification, T09014, September 2009). ? The aluminium and steel which make up the solar panel frames and mounting

Delegated Decision

Application Number: 24/1187/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Discharged Date: 11/10/2024

Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter

Proposal: Discharge condition 4 (Archaeological Written Scheme of Investigation) of planning permission 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park (Revised Plans).

Delegated Decision

Application Number: 24/1213/TPO Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: Street Record Millstream Exeter EX2 6GD
Proposal: T1 - Wych Elm - Crown reduce lateral branches north by 2m. in length (see document 05246TPO Applic - Elm 29.05.24 for full information)

Delegated Decision

Application Number: 24/1256/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 02/12/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal: Discharge condition 14 (timetable for implementation of landscape and ecology work, and details of management regime and biodiversity monitoring) of planning permission 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.

St Davids**Delegated Decision**

Application Number: 23/1495/FUL Delegation Briefing: 26/11/2024
Decision Type: Permitted Date: 28/11/2024
Location Address: Mill On The Exe Bonhay Road Exeter EX4 3AB
Proposal: External garden works including new hard wearing surfaces, external seating, lighting and associated structures, amendments to covers, and reconfiguration of garden layout and soft landscaping.

Delegated Decision

Application Number: 23/1495/FUL Delegation Briefing: 29/10/2024
Decision Type: Permitted Date: 28/11/2024
Location Address: Mill On The Exe Bonhay Road Exeter EX4 3AB
Proposal: External garden works including new hard wearing surfaces, external seating, lighting and associated structures, amendments to covers, and reconfiguration of garden layout and soft landscaping.

Delegated Decision

Application Number: 24/0174/ADV Delegation Briefing:
Decision Type: Permitted Date: 30/10/2024
Location Address: Mill On The Exe Bonhay Road Exeter EX4 3AB
Proposal: Two single sided freestanding signs (sign A), One externally illuminated double-sided projecting pictorial sign (Sign B), Five sets of signwriting - three externally illuminated (Signs C), Six externally illuminated disclaimer/directional signs (Signs D), One externally illuminated wall mounted sign formed of individual lettering (Sign E).

Delegated Decision

Application Number: 24/0612/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: 1 - 2 Princesshay Exeter EX1 1GE
Proposal: External alterations.

Delegated Decision

Application Number: 24/0613/ADV Delegation Briefing:
Decision Type: Permitted Date: 10/10/2024
Location Address: 1 - 2 Princesshay Exeter EX1 1GE
Proposal: 1no. replacement high-level sign

Delegated Decision

Application Number: 24/0689/LBC Delegation Briefing:
Decision Type: Permitted Date: 15/10/2024
Location Address: Southernhay Studios Southernhay East Exeter EX1 1AP
Proposal: Replacement window on rear elevation

Delegated Decision

Application Number: 24/0690/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 07/10/2024
Location Address: 2 St Bernards Close Exeter EX2 4RX
Proposal: Single Storey rear extension, conversion of loft space including installation of dormers and alteration to boundary wall.

Delegated Decision

Application Number: 24/0747/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/10/2024
Location Address: Michael Spiers Jewellers Ltd 22 Cathedral Yard Exeter EX1 1HB
Proposal: Reconfigure existing layout to accept new shop fit. New M&E, Hvac and fire detection systems to be installed. New decoration and flooring throughout. Refurbish existing shop front / facade.

Delegated Decision

Application Number: 24/0748/LBC Delegation Briefing:
Decision Type: Permitted Date: 14/10/2024
Location Address: Michael Spiers Jewellers Ltd 22 Cathedral Yard Exeter EX1 1HB
Proposal: Reconfigure existing layout to accept new shop fit. New M&E, Hvac and fire detection systems to be installed. New decoration and flooring throughout. Refurbish existing shop front / facade.

Delegated Decision

Application Number: 24/0806/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 31/10/2024
Location Address: Exeter College Further Education Hele Road Exeter EX4 4JS
Proposal: Discharge conditions 15 (surface water drainage - detailed design), 16 (surface water drainage - adoption and maintenance), 19 (contamination) and 20 (Construction Method Statement) for phase 2 (buildings B&C) of planning permission 19/0315/OUT - Outline application for the redevelopment of the Exeter College Hele Road Campus (including demolition of some existing buildings) to deliver upgraded, purpose-built educational facilities, together with the provision of associated landscaping, pedestrian access improvements and associated infrastructure (With all matters reserved) (Exeter College Masterplan).

Delegated Decision

Application Number: 24/0874/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 27/11/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT
Proposal: Discharge conditions 6 (Construction Details) and 7 (CEMP) of planning permission 21/1104/FUL - Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk.

Delegated Decision

Application Number: 24/0905/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/10/2024
Location Address: Musgrave House Gandy Street Exeter EX4 3JR
Proposal: Change of use from nine flats (Class C3) to Commercial, Business and Service Uses (Class E)

Delegated Decision

Application Number: 24/0920/LED Delegation Briefing:
Decision Type: Was lawful use Date: 27/11/2024
Location Address: Flat 11 8 Palace Gate Exeter EX1 1JA
Proposal: Dwelling house use (C3 use) of the ground floor area known as Flat 11

Delegated Decision

Application Number: 24/0943/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: 20 Bonhay Road Exeter EX4 4BR
Proposal: Loft conversion with rear dormers

Delegated Decision

Application Number: 24/0965/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 27/11/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT
Proposal: Part-discharge condition 5 (a - management of surface water and silt run-off during demolition and construction phases) of planning permission 21/1104/FUL - Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk.

Delegated Decision

Application Number: 24/0968/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 22/11/2024
Location Address: 211 High Street Exeter EX4 3ED
Proposal: Installation of 3 no. internally illuminated fascia lettering signs.

Delegated Decision

Application Number: 24/0973/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: Cricklepit Mill Commercial Road Exeter EX2 4AB
Proposal: Creation of new office within existing reception area, constructed from metal framework and safety glazed panels.

Delegated Decision

Application Number: 24/0982/FUL Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: 2 Silver Terrace Exeter EX4 4JE
Proposal: Single storey rear infill extension and alterations to existing extensions

Delegated Decision

Application Number: 24/0983/LBC Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: 2 Silver Terrace Exeter EX4 4JE
Proposal: Single storey rear infill extension and alterations to existing extensions, insertion of bathroom on second floor and alterations to walls and doors on the ground floor

Delegated Decision

Application Number: 24/0991/NMA Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter Devon EX2 4NF
Proposal: Non-Material Amendment to planning permission 23/0880/FUL to carry out minor alterations to the design, including changing all steel posted balconies to cantilevered and reconfiguration of windows.

Delegated Decision

Application Number: 24/0992/ADV Delegation Briefing:
Decision Type: Permitted Date: 08/11/2024
Location Address: 22 Princesshay Exeter EX1 1GE
Proposal: Change to existing shopfront with proposed aluminium surface fixed Matt white LED internally illuminated sign and individual lettering on existing clear glass

Delegated Decision

Application Number: 24/0996/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: 228 High Street Exeter EX4 3LR
Proposal: Replacement windows at first and second floor

Delegated Decision

Application Number: 24/1030/ADV Delegation Briefing:
Decision Type: Permitted Date: 04/11/2024
Location Address: Fitness First Tudor Street Exeter EX4 3BR
Proposal: Internally illuminated name board on the front of the building, and promotional vinyls signs in two windows (front and side rear)

Delegated Decision

Application Number:	24/1049/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	15/10/2024
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Discharge condition 8 (Materials for Block B) of reserved matters approval 24/0085/RES - Approval of reserved matters of access, appearance, landscaping, layout and scale for Phase 2A involving partial demolition of Baker Building and new elevation to retained element, construction of Block B and associated landscaping, and an amended Phasing Plan, pertaining to outline permission ref. 19/0315/OUT.		

Delegated Decision

Application Number:	24/1051/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/11/2024
Location Address:	Cricklepit Mill Commercial Road Exeter EX2 4AB		
Proposal:	13Ash and sycamore - No TPO's present		

Delegated Decision

Application Number:	24/1111/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/11/2024
Location Address:	5 Cathedral Close Exeter EX1 1EZ		
Proposal:	Installation of new staircase from ground to first floor, removal of walls on ground floor, new doorway, widened doorway and new toilet facilities on first floor and replacement nosings on staircase and new handrails to second floor and attic room		

Delegated Decision

Application Number:	24/1129/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/11/2024
Location Address:	2 Cathedral Court Southernhay East Exeter EX1 1AF		
Proposal:	Conversion of part of ground floor to create a self-contained flat including replacement of door with window on north elevation and internal alterations involving walls and doors		

Delegated Decision

Application Number:	24/1143/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/11/2024
Location Address:	Higher Market Guildhall Shopping And Dining, The Terrace Queen Street Exeter Devon EX4 3FB		
Proposal:	Replacement Fascia sign		

Delegated Decision

Application Number: 24/1168/FUL Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: 11 West Street Exeter EX1 1BB
Proposal: Change of use from class E to Sui generis for use as a Tattoo studio.

Delegated Decision

Application Number: 24/1215/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: The Coach House 26 Palace Gate Exeter EX1 1JA
Proposal: T1 - Holm Oak. Reduce lower half of canopy on the southern aspect by 2-3m, maximum diameter of cut 60mm. Crown lift southern aspect to 2.5m above ground level, maximum diameter of cut 50mm. Remove major hazardous deadwood.

Delegated Decision

Application Number: 24/1216/CAT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 29/11/2024
Location Address: Weirfield House Larkbeare Road Exeter EX2 4DJ
Proposal: T001 ? x1 Mature Monterey Cypress. Sectionally, dismantle fell & remove to ground level.

Delegated Decision

Application Number: 24/1221/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: Southernhay Lodge Barnfield Crescent Exeter
Proposal: T1- Sycamore Side prune lateral branches to gain a 2m clearance from adjacent building.T2- Sycamore Re pollard or crown reduce to gain a minimum clearance of 2m and sever the ivy engulfing the tree.T3- Coppice self seeder to prevent wall failure.T4- Light side reduction of selected lateral branches growing towards adjacent building.T2 has historically been pollarded and so has some weak unions, if the planning officer is against a re pollard we would like to reduce the crown spread by 2-3 metres.T4 would be a minimal reduction of lateral branches growing towards the neighbouring building of 2m

Delegated Decision

Application Number: 24/1276/CAT Delegation Briefing:
Decision Type: Permitted Date: 29/11/2024
Location Address: 1 The Cloisters, Exeter Cathedral Office Cathedral Close Exeter Devon EX1 1HS
Proposal: T26 - Crab Apple, dismantle to ground level T27 - Cherry, dismantle to ground level Reason for works:Both trees are in severe decline to the point where it's unlikely that any new foliage will be produced next spring.

Delegated Decision

Application Number: 24/1289/NMA Delegation Briefing:
Decision Type: Permitted Date: 06/11/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT
Proposal: Non-material amendment to planning permission 21/1104/FUL to change the wording of the first paragraph of condition 10 from: Demolition works, or any other works which cause disturbance to bats, shall not in any circumstances commence unless the Local Planning Authority has been provided with either: To: Works which cause disturbance to bats shall not, in any circumstances, commence unless the Local Planning Authority has been provided with either:

Delegated Decision

Application Number: 24/1308/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 42 St Davids Hill Exeter EX4 4DT
Proposal: T1 - 1 x Cherry tree - Reduce in height by 3m to suitable growth points. Reduce remaining canopy to match creating a neat and tidy shape. H1 - Hedge running from the entrance to Little Silver to number 44. To reduce the height of the hedge by 1 foot. To trim the annual growth on all other profiles. T2 - 1 x Wisteria - To trim the annual growth. T3 - 1 x Olive tree - To remove the rear stem back to the main union. Reduce in height by 1.5m to suitable growth points. Reduce remaining canopy to match creating a neat and tidy shape. Crown thin overall leaf bearing twig structure by approximately 15%. T4 & T5 - 2 x Bay tree - To trim the annual growth on all profiles to create a neat and tidy spherical shape. T6 - 1 x Fig tree - Reduce in height by 1.5m to suitable growth points. Reduce remaining canopy to match creating a neat and tidy shape. Crown thin overall leaf bearing twig structure by approximately 15%. These works are very minimal tree cutting trees in a small domestic garden. That a cyclic pruning regime is initiated to increase the longevity of the tree. Trees are being pruned and reduced to ensure they are a more manageable height and size. Hedge trimming is hard cut back of the annual growth. All pruning cuts to be made back to suitable growth points and will not 75mm in diameter.

St Loyes**Delegated Decision**

Application Number: 24/0935/PD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 07/10/2024
Refused
Location Address: Moto Hospitality Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF
Proposal: Installation of 209 roof mounted solar panels and associated equipment at Moto Exeter Service Station

Delegated Decision

Application Number: 24/1061/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/11/2024
Location Address: Moto Hospitality Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF
Proposal: Construction of electric heavy goods vehicle (eHGV) charging hub with associated works

Delegated Decision

Application Number: 24/1094/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/11/2024
Location Address: 9 Weycroft Close Exeter EX1 3UJ
Proposal: Conversion of garage space for use as living accommodation (retrospective).

County Decisions

Application Number: 24/1114/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/11/2024
Location Address: Unit D4 Kestrel Way Sowton Industrial Estate Exeter EX2 7LA
Proposal: Change of use from B8 (storage/distribution) use to F.1 (education) use

Delegated Decision

Application Number: 24/1133/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: 12 Sandy View Exeter EX2 7PN
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/1184/FUL Delegation Briefing:
Decision Type: Permitted Date: 02/12/2024
Location Address: 73 Woodland Drive Exeter EX2 7PR
Proposal: Construction of porch to front elevation.

St Thomas**Delegated Decision**

Application Number: 24/0626/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/11/2024
Location Address: St. Thomas Centre, Cowick Street, Exeter, EX4 1AJ
Proposal: Provision of electric vehicle charging bays and associated works and sub-station.

Delegated Decision

Application Number: 24/1031/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: 23 Woodah Road Exeter EX4 1ET
Proposal: Single-storey infill rear extension (following refusal of application reference 24/0512/FUL)

Delegated Decision

Application Number: 24/1072/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 12/11/2024
Location Address: 22 Berkshire Drive Exeter EX4 1NF
Proposal: Single storey rear flat roof extension with internal alterations.

Delegated Decision

Application Number: 24/1172/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 29/11/2024
Refused
Location Address: 32 Okehampton Street Exeter EX4 1DY
Proposal: Change of use of building to 5 self-contained flats (Prior Approval application using Class MA in Schedule 2, Part 3 of England's General Permitted Development Order 2015)

Delegated Decision

Application Number: 24/1197/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 92 Regent Street Exeter EX2 9EH
Proposal: 12The tree is not subject to a preservation order. It is highlighted via an arrow in the satellite image accompanying this application. We would like the tree (including stump) to be completely removed from the property via the best method a tree surgeon suggests (we have not consulted one as yet). Principally we are worried the tree roots could damage the patio and other garden features. We also think it could be a potential hazard to our house in stormy weather/high winds. The tree also blocks light to the patio and house.

Delegated Decision

Application Number: 24/1231/CAT Delegation Briefing:
Decision Type: Permitted Date: 26/11/2024
Location Address: 57 Cowick Street Exeter EX4 1HR
Proposal: 18T001 - 1x Mature Eucalyptus - Tree is leaning with both Ganoderma spp and honey fungus present. Remove to ground level and stump grind. Please see photos attached.

Government Department

Application Number:	24/1288/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	05/12/2024
Location Address:	81 Wardrew Road Exeter EX4 1EZ		
Proposal:	Loft conversion including a change from a hip to a gable, dormer window and a velux along with associated internal works.		

Delegated Decision

Application Number:	24/1320/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/12/2024
Location Address:	11 Princes Square Exeter EX2 9AN		
Proposal:	T1 Cherry- Crown Thin- Removing selected branches in the upper canopy to reduce current density by up to 20% T2 Pittosporum- Reduce height by 2 meters T3 Box Elder Crown Thin- Removing selected branches in the upper canopy to reduce current density by up to 20%. Also remove branches are over hanging next door garden.		

Topsham**County Decisions**

Application Number:	24/0216/NMA	Delegation Briefing:	
Decision Type:	Decline to Determine	Date:	18/11/2024
Location Address:	79 Dart Avenue Exeter EX2 7TX		
Proposal:	Roof changed from flat roof to pitched roof.		

Delegated Decision

Application Number:	24/0272/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	19/11/2024
Location Address:	16 Holland Park Exeter EX2 7JE		
Proposal:	Garden Room (5mx4m + 800mm overhang), flat roof 2.4m high built with fire retardant cladding within 2m of boundary fence. Adjoining to the Garden Room will be a pergola/canopy extension (5.4m x 4.8m) that will not be attached to the existing property, it will have a back wall & under-roof made of the same fire retardant cladding as the Garden Room and 2 skylights on the roof. No alteration to the property required to gain access to the work site.		

Delegated Decision

Application Number:	24/0528/CONR	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2024
Location Address:	Quay Gardens Well Monmouth Avenue Topsham EX3 0AF		
Proposal:	Section 73 Variation of Condition 6 (Landscaping) of Planning Approval 21/0686/FUL dated 02/08/2021 (Construction of a detached 3 bedroom house with an integral garage). Variation to consist of changes to landscaping details.		

Delegated Decision

Application Number: 24/0606/FUL Delegation Briefing: 29/10/2024
Decision Type: Permitted Date: 29/10/2024
Location Address: 405 Topsham Road Exeter EX2 7AB
Proposal: Two-storey rear extension

Delegated Decision

Application Number: 24/0647/TPO Delegation Briefing:
Decision Type: Permitted Date: 30/10/2024
Location Address: 12 Parkfield Way Topsham EX3 0DP
Proposal: Three trees need work because they are obstructing neighbouring properties including the Nursery at the Old Station House, the platform at Topsham Station and the road Holman Way. The trees are marked Tree1, Tree2, tree3 on the attached plan. They need to be pruned back to remove the obstructing branches from the road and neighbouring properties. This will entail trimming back and removing small branches. There will be no work done on large branches (bigger than 12 cm in diameter) Trees 1 and 2 are beech and tree 3 is sycamore

County Decisions

Application Number: 24/0665/FUL Delegation Briefing:
Decision Type: Permitted Date: 16/10/2024
Location Address: Retreat Boatyard The Retreat Drive Topsham EX3 0LS
Proposal: Insertion of conservation area rooflights in existing roof.

Delegated Decision

Application Number: 24/0666/LBC Delegation Briefing:
Decision Type: Permitted Date: 16/10/2024
Location Address: Retreat Boatyard The Retreat Drive Topsham EX3 0LS
Proposal: Insertion of conservation area rooflights in existing roof.

Delegated Decision

Application Number: 24/0739/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/11/2024
Location Address: 49 Victoria Road Topsham EX3 0EU
Proposal: First floor side extension and single storey rear extension.

Delegated Decision

Application Number: 24/0840/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: 3 Hoods Buildings Fore Street Topsham EX3 0HT
Proposal: Renovation of No.3 Hoods Buildings including dormer enlargement and rear rooflight.

Delegated Decision

Application Number: 24/0841/LBC Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: 3 Hoods Buildings Fore Street Topsham EX3 0HT
Proposal: Renovation of No.3 Hoods Buildings including dormer enlargement and rear rooflight.

Delegated Decision

Application Number: 24/0964/LBC Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: 9 Monmouth Hill Topsham EX3 0JQ
Proposal: Wall-mounted gas meter

Delegated Decision

Application Number: 24/0966/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/11/2024
Location Address: Acorns Elm Grove Road Topsham Exeter EX3 0EQ
Proposal: Single storey shed in front garden

Delegated Decision

Application Number: 24/1009/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 11/11/2024
Location Address: 7 White Street Topsham EX3 0AA
Proposal: Proposed single storey rear/side extension incorporating outbuilding

Delegated Decision

Application Number: 24/1010/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 11/11/2024
Location Address: 7 White Street Topsham EX3 0AA
Proposal: Proposed single storey rear/side extension incorporating outbuilding

Delegated Decision

Application Number: 24/1011/FUL Delegation Briefing:
Decision Type: Permitted Date: 03/12/2024
Location Address: Clystside Elm Grove Road Topsham Exeter EX3 0BN
Proposal: Single storey rear extension and replacement doors, windows and eaves detailing.

Delegated Decision

Application Number: 24/1022/FUL Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: Mount Howe Mount Howe Topsham EX3 0BG
Proposal: Proposal for Two Garden Sheds.

Delegated Decision

Application Number: 24/1023/LBC Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: Mount Howe Mount Howe Topsham EX3 0BG
Proposal: Proposal for Two Garden Sheds.

Delegated Decision

Application Number: 24/1066/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Unit 6 The Quay The Strand Topsham EX3 0JB
Proposal: Install information sign for Topsham Heritage Trail.

Delegated Decision

Application Number: 24/1073/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Retaining Wall At The Base Of St Margaret's Church Underway Topsham EX3 0HX
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1074/LBC Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Retaining Wall At The Base Of St Margaret's Church Underway Topsham EX3 0HX
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1075/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Ferry Slip Ferry Road Topsham EX3 0JN
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1076/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Car Park Holman Way Topsham
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision			
Application Number:	24/1077/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2024
Location Address:	Topsham Rec Topsham Recreation Ground Ferry Road Topsham EX3 0JW		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1078/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2024
Location Address:	59 Fore Street Topsham EX3 0HL		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1079/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2024
Location Address:	59 Fore Street Topsham EX3 0HL		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1080/NMA	Delegation Briefing:	
Decision Type:	Decline to Determine	Date:	18/11/2024
Location Address:	7 Globefield Topsham EX3 0EY		
Proposal:	Updated design on planning consent following application number - 21/1284/FUL.1 ? A new flat roof will be installed rather than the mono-pitched roof originally proposed to the rear extension.2 ? The flat roof will extend to create a canopy over the side door.3 - New Front porch design and size.4 - Rear elevation has been altered.		
Delegated Decision			
Application Number:	24/1083/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/11/2024
Location Address:	Topsham Museum The Strand Topsham EX3 0AX		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1084/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/11/2024
Location Address:	Topsham Museum The Strand Topsham EX3 0AX		
Proposal:	Install information sign for new Topsham Heritage Trail		

Delegated Decision

Application Number: 24/1107/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/11/2024
Location Address: Goat Walk And Adjacent Beach House The Goat Walk Topsham
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1108/LBC Delegation Briefing:
Decision Type: Permitted Date: 19/11/2024
Location Address: Goat Walk And Adjacent Beach House The Goat Walk Topsham
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1122/NMA Delegation Briefing:
Decision Type: Permitted Date: 07/10/2024
Location Address: Matthews Hall Fore Street Topsham EX3 0HF
Proposal: Reduction in footprint/height and change in external materials

Delegated Decision

Application Number: 24/1123/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 31 The Strand Topsham EX3 0AY
Proposal: T1 Acacia. Crown lift to 4m. Cut back branches from properties to give 2m clearance.T2 Magnolia fellT3 Birch. Crown reduce by 2m to match previous level

Delegated Decision

Application Number: 24/1146/TPO Delegation Briefing:
Decision Type: Permitted Date: 07/11/2024
Location Address: 1 Caroline Avenue Exeter EX2 7AT
Proposal: Minor works repairs team scoped - paving slabs 450mmx 450mm have lifted due to tree roots Take up 26 paving slabs and remove roots and reinstate slabs 6.0m x 900mm there are 3 silverbirch trees in the garden of privately owned 1 Caroline Avenue -2 larger to the end of the garden where the pathway comes out into the communal carparking area and one smaller to the centre of the pathway also located in the garden of 1 Caroline Avenue.the tree roots have grown below the slabs in a number of area, tree roots to be cut directly below the areas of damage and the slabs reinstated into their original position.There is also bamboo growing in the garden but no bamboo is visible below the slabs

Delegated Decision

Application Number: 24/1162/FUL Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: 87 Admiral Way Exeter EX2 7GT
Proposal: Rear single storey extension with flat roof

Delegated Decision

Application Number: 24/1181/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: 5 Regency Drive Exeter EX2 7SN
Proposal: Rear extension to provide additional living space.

Delegated Decision

Application Number: 24/1194/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: 29 Monmouth Street Topsham EX3 0AJ
Proposal: T1 - Plum - Reduce height to previous pruning points and prune away from property T2 - Birch - Reduce height by approximately 2m and crown lift above adjacent wallT3 - Beech -Reduce to previous pruning points and thin canopy by 30%T4 - Crab Apple - Crown clean H5 - Cypress Hedge - Trim inside face only and top to previous levels

Delegated Decision

Application Number: 24/1238/CAT Delegation Briefing:
Decision Type: Permitted Date: 27/11/2024
Location Address: 16A Monmouth Street Topsham EX3 0AJ
Proposal: T1 Laburnum. remove. the tree has been suffering from a severe black sooty mold . treatments of fungicide were not effective, leaving the tree unable to recover. my clients cannot park their car near it as sooty bits fall onto it leaving marks. my client would like to remove the tree and replace it with an ornamental Sorbus .

Delegated Decision

Application Number: 24/1245/NMA Delegation Briefing:
Decision Type: Permitted Date: 08/11/2024
Location Address: Land At Corner Of The Retreat Drive Topsham Devon
Proposal: Non-material amendment to Planning Permission Ref. 17/1656/FUL, granted on 8 January 2018, to amend layout in respect of parking provision and landscaping

Delegated Decision

Application Number: 24/1301/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 25/11/2024
Location Address: Mansard Parkfield Road Topsham EX3 0ET
Proposal: Discharge of condition 12 (surface water drainage works) of 23/0414/FUL

Delegated Decision

Application Number: 24/1306/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 04/12/2024

Location Address: 2 Lower Shapter Street Topsham EX3 0AT

Proposal: T1 - Cherry - FellT2 - Cordyline - Remove the stem nearest the boundary and over the neighbours garden.

Total Applications: 196

Agenda Item 8

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 16th December, 2024
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 (26/09/2024).

2. Recommendation:

- 2.1 Members are asked to note the report.

3. Appeal Decisions

3.1 **22/1404/FUL Trees Court Studio, Victoria Road, Topsham.** *Proposed change from window to window and external door.*

22/1405/LBC Trees Court Studio, Victoria Road, Topsham. *Proposed change from window to window and external door.*

Planning Inspectorate Decisions Issued: 10th October, 2024

Appeal Dismissed.

These applications had been refused based on the applications being contrary to Local Plan policies C1 and C2 as the existing windows formed part of the Historic England listing, with no evidence being provided that a door had ever been there. The change would also have seen the loss of historical shutters, and no evidence was submitted on how the services such as the phone line would have been relocated.

The Planning Inspector assessed that the main issues for both appeals were the potential harm to the heritage of the listed building and whether any public benefit would outweigh such harm.

On analysis the Inspector did not agree with the appellant's argument for the justification of such a proposed change and therefore found harm would occur to the heritage asset which would not be outweighed by any public benefit. Thus, the proposal would fail to preserve the special features of the listed building and would detract from the character and appearance of the Topsham Conservation Area. Both appeals were dismissed.

For the Decision Notices, see:

Reference: APP/Y1110/Y/23/3324303 (planninginspectorate.gov.uk)
Reference: APP/Y1110/W/23/3324304 (planninginspectorate.gov.uk)

3.2 **23/1159/FUL** **57 Whiteway Drive, Heavitree.** *Hip to gable and rear dormer roof extensions (Retrospective Application).* **Planning Inspectorate Decisions Issued:** 15th October, 2024

Appeal Dismissed.

For the Decision Notices, see:

Reference: APP/Y1110/D/24/3345324 (planninginspectorate.gov.uk)

3.3 **23/0652/FUL** **70 Pennsylvania Road.** *Two storey building containing purpose-built student accommodation comprising 6 bedrooms* **Planning Inspectorate Decision Issued:** 24th October, 2024

Appeal Dismissed.

70 Pennsylvania Road is a three storey Edwardian terraced house in the Longbrook Conservation Area. It is subdivided into a basement flat and a House in Multiple Occupation (HMO) for up to 17 residents. This application sought to add a detached two storey building in the rear garden for Purpose-Built Student Accommodation (PBSA) comprising 6 bedrooms. The submission put forward two key arguments in favour of the development – that the Council was failing to meet its targets on the provision of student housing and that the building was similar to a previously approved scheme on an adjacent site (known as Kilmorie Mews).

The Council refused planning permission on numerous grounds, relating to the impact on the conservation area, community balance, amenity and design. Overall, it considered the scheme to be an overdevelopment of the site. The Inspector addressed these matters as follow:-

- i) Impact on conservation area and design – The Inspector noted that aside from Kilmorie Mews, which had replaced earlier structures that did not make a positive contribution to the conservation area, there were no detached separate buildings in the locality of the scale proposed here. Consequently, the proposed positioning and density of development was considered uncharacteristic of the immediate area. The building's design ("flat roof form, considerable areas of unrelieved elevations, use of oriel windows, zinc materials and lack of rich architectural detailing" Paragraph 13), was also not reflective of the established character of the area. The Inspector therefore agreed that the development was poorly designed and would be harmful to the character and appearance of the Longbrook Conservation Area.
- ii) Community balance – The Inspector noted that the Council was not achieving its target of ensuring that at least 75% of the increase in student numbers were accommodated in PBSA. Therefore, it was accepted that there was a need for more PBSA. However, this need had to be weighed against other plan policies (including Policy C3 of the St James Neighbourhood Plan), which sought to avoid an overconcentration of student accommodation that harmed the balance of the local community. Taking into account the number of students residing in Kilmorie Hall and Kilmorie Mews (96) and 70 Pennsylvania Road itself (17), the number of council tax exempt properties in Edgerton Park Road owing to student

occupation (85%) and various other factors, the Inspector concluded that there was “no doubt that the immediate area around the appeal site ... already contains an imbalance in the community weighted towards students” (Paragraph 22). It was considered that this matter outweighed any benefit from the provision of further student accommodation.

- iii) Amenity – The Inspector agreed with the Council that the development “would dominate and have an overbearing effect on the outlook from the rear of No.70 and from the rear elevation and garden of No.68” (Paragraph 26). However, the Inspector did not agree with all of the concerns raised by the Council in respect of the living conditions offered to future occupiers of the proposed building. It was considered that there would be sufficient external amenity space and bin storage provision. Also, the lounge, dining and kitchen areas being fitted wholly with obscure glazed windows was not a concern – because “this room would also benefit from the presence of a roof light providing some unrestricted upward outlook” (Paragraph 32). The Inspector did, however, state that the scheme failed to demonstrate how it could accommodate sufficient bicycle storage and that this therefore could not be dealt with by a condition on any approval.

In dismissing the appeal, the Inspector agreed that the proposal represented an overdevelopment of the site.

For the Decision Notices, see:

[Reference: APP/Y1110/W/24/3344914 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/planning-notices/2024/3344914)

23/0589/FUL Fernleigh Nurseries, Ludwell Lane, St Loyes. Conversion of existing nursery buildings/garage to single dwelling. Planning Inspectorate Decision
Issued: 24th October, 2024

Appeal Dismissed.

The application site is within the Ludwell Valley Park and is part of an area of land that was formerly a nursery. There are a small number of buildings, including four dwellings, on the land closest to Ludwell Lane. The rest is mainly open green land. The Valley Park is identified in the Exeter Local Plan as ‘Landscape Setting’ and Saved Policy LS1 broadly seeks to steer residential development away from such areas, though conversions of existing buildings can be accepted if they do not harm the landscape setting of the city.

This application proposed the conversion of a single storey garage and attached store building. It was the third in a series of applications that sought a residential conversion here. The previous two applications were refused in May 2021 (Ref. 20/1678/FUL) and January 2022 (Ref. 21/1666/FUL). An appeal against the latter decision was dismissed by the Planning Inspectorate in November 2022. The first two schemes had proposed extensions to the existing building to give it a more residential appearance and character. However, both the Council and the Planning Inspector had identified that the proposed extensions represented an unacceptable encroachment of urban form into the rural character of this area. Therefore, this third application proposed no extensions to the building.

The Council refused planning permission for the scheme in December 2023. Its main concern was that the existing building represented a poor design for a dwelling and fell far short of the high standards required by local and national planning policies. In formalising, and giving a higher status to, this unattractive and unremarkable nursery outbuilding into a poorly designed dwelling, it was considered that there would be harm to the character and quality of the local environment and, more particularly, to the Ludwell Valley Park. The additional residential paraphernalia, such as parking areas and fencing, would also exacerbate the overall sense of urban form in a rural location.

The Planning Inspector agreed and drew particular attention to a range of landscaping “oddities” (i.e. hardstandings and boundary treatments) that would create an “overtly domestic arrangement” in a rural setting, especially given the position of the proposed dwelling in a fairly central position within a wider open field. The Inspector stated:-

“The proposed changes in this location would be clearly visible from the high ground to the south and intermittently when descending the footpath to the east of the appeal site. From these wider public vantage points the uncommon arrangement of this development would appear discordant and in turn visually intrusive. Moreover, with a domestic aesthetic the development would be seen as a harmful erosion of the existing rural character.” (Paragraph 12)

The Inspector acknowledged that the alterations to the existing building were limited but concluded as follows:-

“Even with attempts to limit windows and openings, the arrangement of fenestration at the rear of the dwelling would be clearly domestic and combined with the other changes at the site outlined above, this new residential unit would significantly disrupt the prevailing rural appearance of this site.” (Paragraph 15)

For these reasons, the Inspector dismissed the appeal.

For the Decision Notices, see:

[Reference: APP/Y1110/W/24/3337298 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Reference: APP/Y1110/W/24/3337298)

3.5 [24/0248/FUL](https://www.planninginspectorate.gov.uk/Reference: 24/0248/FUL) 11 Woodland Road, Pinhoe. New roof to garage with increase in ridge height and pitch. Planning Inspectorate Decision Issued: 26th November, 2024

Appeal Allowed with Conditions.

Please find attached the appeal decision notice with regards to a refusal at 11 Woodland Road, 24/0248/FUL. The application sought permission to raise the ridge height of the existing double garage to allow for a storage and ancillary room to be located on the first floor. The height would increase from approximately 4.8m to 6.3m, with the incorporation of two velux style rooflights on the north facing side roof elevation and three on the other side of the pitched roof, and a large obscure glazed window on the principal elevation. The external materials would be as existing.

I refused this and the previous application as it was considered that to raise the roof height of the existing garage by approximately 1.5m, would create a building that is

out of character with the surrounding area, would not be in keeping with other ancillary outbuildings and therefore contrary to the existing urban grain. It was further considered that by increasing the height of the proposed garage/outbuilding to approximately 6.3m this would result in an outbuilding that due to its size and massing would be more akin to that of a dwelling, becoming another dominant not subservient built form within the application site. The proposed increase in height despite any use of obscure glazing would be considered to negatively impact the visual amenity of existing and future neighbours especially to the rear. It is further considered that the increase in height would create overshadowing to the neighbouring garden to the rear. This consideration is in line with Local Plan policy DG4 (b) which requires development to ensure a quality of amenity which would allow neighbours to feel at ease in their homes and garden. It is believed the current proposals would create an overbearing addition to the rear of the properties on Woodland Road and the new dwelling at The Meadows, Hollow Lane, which would prevent residents from feeling at ease within their homes and gardens. In the Council's Householders Guide to Extension Design SPD, Chapter 5 on detached garages and outbuildings, states outbuildings/garages should be confined to single storey, so they are clearly subservient. This proposal would see a first-floor useable space and therefore is contrary to the SPD.

However, the Inspector considered that;

- as the garage is to the rear of the property down a long driveway it is not highly visible from the road and as such it does not stand out within the street scene. Even with the increase in height the building would remain subservient to the main house.
- Within both close and distant views the garage would be seen within the context of the existing house and the dwelling being constructed adjacent, which is significantly taller. This property also has a garage with first floor accommodation providing an example of a larger garage in the area.
- Although the extended building would have accommodation at first floor level the doors mean that it retains its appearance as a garage and an ancillary building. The guidance within the Householder's Guide to Extension Design states that garage should be single storey and whilst this is a useful guide, in this instance the context of the resultant building does not overall have a harmful visual impact.
- Overall, the scale and design of the extended garage would be subservient to the main house and although larger than some other garages in the area would not be highly visible within the street scene. It would therefore not harm the character and appearance of the area, complying with Policies DG1 and DG4 of the Exeter Local Plan First Review (March 2005) and Policy CP17 of the Exeter City Council Core Strategy (2012) which require, among other things, development to respect patterns, be appropriate in terms of height and promote local distinctiveness. Furthermore, there is no conflict with Objectives 8 and 9 of the Core Strategy.

Taking the above into consideration the Inspector allowed the appeal subject to standard conditions.

Reference: APP/Y1110/D/24/3343761 (planninginspectorate.gov.uk)

4. New Appeals

4.1 **24/0569/FUL & 24/0570/LBC** **5 Lower Chapter Street, Topsham.** *Demolition of existing low front boundary wall, convert the front area to cobbling for off street parking and the installation of an electric car charging point.* **Start Date:** 18th October, 2024.

For case details, see:

[Reference: APP/Y1110/W/24/3351437 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Reference: APP/Y1110/W/24/3351437)

[Reference: APP/Y1110/Y/24/3351436 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Reference: APP/Y1110/Y/24/3351436)

4.2 **24/0645/FUL** **17 Ashford Road, Topsham.** *Demolition of existing garage, store and conservatory, construction of a side extension, dormer, alterations and enlarged driveway* **Start Date:** 25th November, 2024.

For case details, see:

[Reference: APP/Y1110/D/24/3355083 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Reference: APP/Y1110/D/24/3355083)

4.3 **23/1395/FUL** **Sydenham House, Blackboy Road.** *Demolition of 5no garages and hardstanding and construction of 2no semi-detached 2 bed dwellings (C3 Use Class).* **Start Date:** 27th November, 2024.

[Reference: APP/Y1110/W/24/3355392 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Reference: APP/Y1110/W/24/3355392)

4.4 **24/0359/FUL** **170 Pennsylvania Road, Pennsylvania.** *Use of outbuilding as an annex for existing small HMO (Use Class C4)* **Start Date:** 3rd December, 2024.

For case details, see:

[Reference: APP/Y1110/W/24/3355233 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/Reference: APP/Y1110/W/24/3355233)

Ian Collinson
Strategic Director for Place, 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