

PLANNING COMMITTEE

Monday 19 March 2012

Present:

Councillor Bialyk (Chair)
Councillors Macdonald, P J Brock, Clark, Denham, Edwards, Mrs Henson, Mrs Morrish, Prowse, Spackman, Sutton and Winterbottom

Apologies:

Councillors Newby

Also Present:

Assistant Director City Development, Development Manager, Planning Solicitor and Member Services Officer (SJS)

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DECLARATIONS OF INTEREST

Members declared the following personal (*prejudicial) interests:-

COUNCILLOR	MINUTE
Councillor Bialyk	33*(member of the Labour Party) 34*(member of the Labour Party)
Councillor Clark	33*(member of the Labour Party) 34*(member of the Labour Party)
Councillor Denham	33*(member of the Labour Party) 34*(member of the Labour Party)
Councillor Edwards	33*(member of the Labour Party) 34*(member of the Labour Party)
Councillor Macdonald	33*(member of the Labour Party) 34*(member of the Labour Party)
Councillor Spackman	33*(member of the Labour Party) 34*(member of the Labour Party)
Councillor Sutton	33*(member of the Labour Party) 34*(member of the Labour Party)

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PLANNING APPLICATION NO.11/1816/03 - LAND TO THE EAST OF DEAN CLARKE HOUSE, SOUTHERNHAY EAST, EXETER

The Development Manager presented the application for the construction of a mixed use 120-bed hotel, offices, cafe/restaurant and basement parking on two levels at land to the east of Dean Clarke House, Southernhay East, Exeter.

This application had been deferred at the last committee to allow for further details of the eastern elevation of the first phase and the cladding to be submitted.

Members were advised that officers were satisfied with the proposed landscaping, the treatment of the eastern elevation and the cladding materials. The amended plans showed that the cladding would be set within a brick frame and this was considered acceptable.

In response to Members, the Development Manager confirmed that it would be a metal type cladding in different shades of grey and that officers had seen samples of the materials to be used. The lighting would be conditioned and be appropriate and sensitive to the setting and conservation area.

Members were circulated with an update sheet giving details of the comments of the County Director Environment, Economy and Culture.

The recommendation was to approve the application subject to the conditions as set out in the report with an amendment to condition 10 to add a clause to include management of construction traffic.

Mr Hodder (agent) spoke in support of the application. He circulated samples of the cladding and raised the following points:-

- had been working with officers to clarify the design
- the building did not compete with the adjacent 'Courts'
- would be a phased development
- was an appropriate design and finish for this urban setting
- the cladding was bitumen based
- the front of the building was '3D' with the cladding being set back in the brick
- signage would form a different application.

In response to a Member's question, Mr Hodder clarified that the cladding materials would be guaranteed for 10 to 15 years although it's expected life span would be at least 20 years.

Members raised concerns regarding the signage and the external lighting of the hotel. The Development Manager confirmed that the hotel signage would be a separate application which would go the Area Working Party.

RESOLVED that planning permission for construction of mixed use 120-bed hotel, offices, cafe/restaurant and basement parking on two levels be **approved** subject to the following conditions:-

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) C35 - Landscape Scheme
- 5) C37 - Replacement Planting
- 6) C57 - Archaeological Recording
- 7) C70 - Contaminated Land
- 8) Neither phase of the development hereby approved shall be first occupied for its intended use until a Green Travel Plan relating to the intended occupancy of that phase has been submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in accordance with the details so approved.
Reason: In the interests of sustainable transport.
- 9) Prior to the commencement of the development details of the proposed cycle parking facilities shall be submitted to, and approved in writing by, the Local

Planning Authority. Prior to the first occupation of either phase of the development the cycle parking for that phase shall be provided in accordance with the approved details.

Reason: To encourage use of cycling as a sustainable mode of transport, in accordance with Local Plan policy T3.

- 10) Prior to any works commencing on any phase of the development site, a Construction Environmental Management Plan (CEMP) details of which shall include construction traffic management relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimize the creation and impact of noise, vibration, dust, waste resulting from the site preparation and construction phases of development. Once approved the CEMP shall be adhered to at all times, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the environment of the site and surrounding areas.
- 11) No construction work shall not take place outside the following times: 8 am to 6pm Monday to Fridays, 8am to 1 pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interest of residential amenity.
- 12) Notwithstanding the requirements of Condition 2 of this planning permission, no work shall commence on either phase of development hereby approved until full details of the following, insofar as they relate to that phase of development, have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
 - a) windows to include materials, means of opening, reveals, cills and headers;
 - b) external doors;
 - c) rainwater goods;
 - d) lighting;
 - e) treatment of boundaries;
 - f) refuse storage;
 - h) CCTV cameras and location
 - i) kitchen extraction units and
 - j) ventilation systems for basement car park.**Reason:** Insufficient information has been submitted with the application and in the interests of visual amenity.
- 13) No development shall take place unless and until details of bat and swift boxes have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: To ensure that the wildlife opportunities associated with the site are maximised in the interests of biodiversity.
- 14) During the first planting season following the first occupation of the first phase of development the interim landscape scheme as shown within M D Landscape Architects drawing no. 818/PA/01D shall be implemented and maintained in accordance with the approved details at all times thereafter until building works in connection with Phase 2 commences.
Reason: In the interests of visual amenity.

(Report circulated)

**PLANNING APPLICATION NO.12/0125/03 - EXETER LABOUR PARTY, 26B
CLIFTON HILL, EXETER**

Councillors Bialyk, Clark, Denham, Edwards, Macdonald, Spackman and Sutton declared personal and prejudicial interests as members of the Labour Party. They left the meeting during consideration of the item.

In the absence of the Chair and Deputy Chair, Councillor Mrs Henson was elected as Chair for this and the following agenda item.

The Assistant Director City Development presented the application for the installation of solar panels (75) on south east facing roof at Exeter Labour Party, 26b Clifton Hill, Exeter. No representations had been received.

The recommendation was to approve the application subject to the conditions as set out in the report.

RESOLVED that the application for installation of solar panels (75) on south east facing roof be **approved** subject to the following conditions:-

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 24 January 2012, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) The solar panels hereby approved shall be wholly removed from the building when they are no longer required.
Reason: The solar panels are unsuitable as a permanent feature in this locality.

(Report circulated)

**PLANNING APPLICATION NO.12/0101/03 - WHIPTON & PINHOE LABOUR
CLUB, VAUGHAN ROAD, EXETER**

Councillors Bialyk, Clark, Denham, Edwards, Macdonald, Spackman and Sutton declared personal and prejudicial interests as members of the Labour Party. They left the meeting during consideration of the item.

The Assistant Director City Development presented the application for the installation of solar panels (40) at Whipton & Pinhoe Labour Club, Vaughan Road, Exeter. No representations had been received.

Members were circulated with an update sheet advising that the Operations Duty Manager at Exeter International Airport had no objection.

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

RESOLVED that planning permission for installation of solar panels (40) be **approved** subject to the following conditions:-

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country

Planning Act 1990.

- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on the 2 February 2012 (*dwg. no(s). North-West & South-East Elevations, South-West Elevation and Roof Plan*), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) The solar panels hereby approved shall be wholly removed from the building when they are no longer required.
Reason: The solar panels are unsuitable as a permanent feature in this locality.

(Report circulated)

36 **PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND
WITHDRAWN APPLICATIONS**

The report of the Assistant Director City Development was submitted.

In response to a Member, the Assistant Director City Development clarified the position with regards to the average percentage of delegated applications.

RESOLVED that the report be noted.

(Report circulated)

37 **ENFORCEMENT PROGRESS REPORT**

The Assistant Director City Development presented the report updating Members on enforcement matters.

RESOLVED that the report be noted.

(Report circulated)

38 **APPEALS REPORT**

The Assistant Director City Development presented the report of appeal decisions and appeals lodged.

RESOLVED that the report be noted.

(Report circulated)

39 **SITE INSPECTION PARTY**

Members were reminded that all Planning Committee Members had been invited to a site visit on the 3 April to view the Bishop Court Quarry.

RESOLVED that the next Site Inspection Party will be held on Tuesday 3 April 2012 at 9.30 a.m. The Councillors attending will be Macdonald, Prowse and Sutton.

(The meeting commenced at 5.30 pm and closed at 6.15 pm)

Chair