

**PLANNING COMMITTEE
3 DECEMBER 2012**

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

<p>Item 4 Pages 1-18 Ref: 12/0472/01 Land to North, West and South of Met Office, Hill Barton Road Exeter</p>	<p>Objections One additional objection has been received from a resident concerned about the safety of the proposed Hill Barton Road access.</p> <p>A further objection has been received on behalf of the developer of the land to the south of the site which has consent for commercial uses. This relates primarily to the potential impact of traffic from the development on Fitzroy Road. The writer will be speaking at Committee. It is anticipated that the Highway Officer will be able to provide a response at the meeting.</p> <p>Met Office It is understood that the Met Office no longer objects to the proposal subject to appropriate conditions and monitoring of the details at reserved matters stage. Written confirmation is awaited.</p> <p>Building for Life The scheme does not have enough detail to be assessed at this stage.</p> <p>Conditions and Section 106 The Section 106 Agreement will need to secure rights to provide the appropriate pipework for the development and the adjoining development.</p> <p>The agent has also expressed concern about whether conditions relating to sustainable energy are appropriate given the uncertainty about whether a district heating system will be provided. These conditions may be modified to ensure that development is not delayed or prevented by impractical energy requirements. However, it is not intended that the conditions are relaxed to allow the developer to avoid compliance with the relevant Core Strategy policies.</p> <p>In view of the complex details required by conditions, they may need fine tuning in conjunction with the Section 106 Agreement. Delegated authority to finalise the conditions in consultation with the Chair of Planning Committee, and after briefing the Northern Area Working Party, is therefore requested.</p> <p>Formal submission of improved public open space/green infrastructure details is awaited, as is a final acceptable design of the Hill Barton Road access. These details will be subject to public consultation prior to a decision being issued. Amendments to the Environmental Statement will also need to be advertised.</p>
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	<p>Recommendation</p> <p>Having had regard to the Environmental Impact Assessment submitted with the application and the representations made about the environmental effects of the development, delegated authority be given to the Assistant Director City Development in consultation with the Chair of the Planning Committee, following briefing of the Northern Area Working Party, to APPROVE the application subject to:</p> <ul style="list-style-type: none"> • receipt and consideration of detailed plans for the design of the proposed signal controlled access onto Hill Barton Road, to ensure that the proposed signal controlled junction is designed and constructed fully in compliance with national and local design standards and requirements. • final confirmation that the Met Office no longer objects to the proposal • formal amendment of the scheme to provide a satisfactory level of open space and Green Infrastructure links • consideration of responses to further public consultation(s) as necessary • a Section 106 Agreement to secure the matters identified in the main report, and also district heating pipework unless otherwise agreed • the conditions set out in the main report, amended or supplemented as appropriate
<p>Item 5 Pages 19-34 Ref: 12/0802/01 Tithebarn Green, Monkerton and Land at Redhayes, North of Blackhorse, East Devon</p>	<p>East Devon</p> <p>The scheme has been amended to omit the proposed garden centre and replace it with employment development. A comprehensive revised plan and update Design and Access Statement will be required.</p> <p>Public Open Space</p> <p>The applicant has now demonstrated compliance with the Council's policy requirements for provision of public open space, subject to updating the Design and Access Statement.</p> <p>Access</p> <p>In order to facilitate future access to Sandrock Nursery land to the south, amendments are required to the illustrative layout showing a new access to development west of Gypsy Lane across the lane rather than to Tithebarn Link Road. This will enable a new access to the south of the Tithebarn Link Road to be introduced without conflict with other nearby accesses.</p> <p>Building for Life</p> <p>The scheme has been assessed as scoring 17/20 – excellent. Many of the elements of the scheme which are high quality are set out in the Design and Access Statement. The reserved matters applications will need to be carefully monitored to ensure that the quality of the implemented scheme achieves this standard. There is potential for the scheme to score higher subject to the details received at reserved matters stage.</p>

	<p>Conditions and Section 106</p> <p>The agent has also expressed concern about whether conditions relating to sustainable energy are appropriate given the uncertainty about whether a district heating system will be provided. These conditions may be modified to ensure that development is not delayed or prevented by impractical energy requirements. However, it is not intended that the conditions are relaxed to allow the developer to avoid compliance with the relevant Core Strategy policies.</p> <p>In view of the complex details required by conditions, they may need fine tuning in conjunction with the Section 106 Agreement. Delegated authority to finalise the conditions in consultation with the Chair of Planning Committee, and after briefing the Northern Area Working Party, is therefore requested.</p> <p>Recommendation</p> <p>1. Having had regard to the Environmental Impact Assessment submitted with the application and the representations made about the environmental effects of the development, and subject to:</p> <ul style="list-style-type: none"> • amended Design and Access details relating to public open space • amended illustrative plan showing revised access arrangements • no substantive objections being raised by East Devon District Council • no objections being raised by the Secretary of State <p>delegated authority be given to the Assistant Director City Development in consultation with the Chair of the Planning Committee, following briefing of the Northern Area Working Party, to APPROVE the application subject to the completion of a Section 106 Agreement securing the items identified in the main report, and subject to the conditions set out in the main report, amended or supplemented as appropriate.</p> <p>2. No objection be raised to East Devon District Council in response to its consultation of the City Council concerning this application.</p>
<p>Item 6 Pages 35-44 Ref: 12/0854/01 Land at Sandrock Gypsy Hill Lane Exeter</p>	<p>Building for Life</p> <p>The scheme does not have enough detail to be assessed at this stage.</p> <p>Access</p> <p>Following discussions with the Highway Authority, it has been concluded that the development would be better served by access from Pinn Lane, with a connection to the new Tithebarn Link Road to be made when this road is provided. This will avoid additional traffic on Gypsy Hill Lane, which is a strategic cycle route. The applicant has chosen to withdraw approval of access from the application and leave it to approval at reserved matters stage.</p>

	<p>Conditions and Section 106</p> <p>In view of the complex details required by conditions, they may need fine tuning in conjunction with the Section 106 Agreement. Delegated authority to finalise the conditions in consultation with the Chair of Planning Committee, and after briefing the Northern Area Working Party, is therefore requested.</p> <p>Recommendation</p> <p>Subject to receipt and consideration of:</p> <ul style="list-style-type: none"> • further information in relation to biodiversity; • a Section 106 Agreement securing the matters identified in the main report, and an additional provision safeguarding land to provide a connection to Tithebarn Link Road <p>delegated authority be given to the Assistant Director City Development in consultation with the Chair of the Planning Committee, following briefing of the Northern Area Working Party, to APPROVE the application subject to the conditions set out in the report, to be amended or supplemented as appropriate.</p>
<p>Item 7 Pages 45-50 Ref: 12/1471/02 58 Main Road Pinhoe</p>	<p>The applicant's agent has expressed concern (via two emails) that the report is unbalanced and does not represent an objective assessment of the scheme. The emails are attached for information. In particular response to the points raised:</p> <ol style="list-style-type: none"> 1. It is acknowledged that the maximum height of the bulk of the proposed building is similar to the ridge height of properties opposite. However, the character and appearance of the buildings, and the relationship with the road, is very different. 2. A view has been expressed to the applicant that the building complies with overlooking and overshadowing guidelines set out in the Council's Residential Design SPD. The recommendation is consistent with this view. There has always been a concern that the scale and massing of the development would be uncomfortable for some neighbours. 3. The retention of a high wall at the rear of the development may assist in reducing the overbearing impact of the development. However, it does not alter the recommendation. 4. Modifications to the scheme to make it acceptable would be so substantial that a new application would be required. 5. Members are entitled to reject the advice in the Officers' report if they so wish. 6. The recommendation is in accordance with NPPF advice.