

**PLANNING COMMITTEE**

Monday 2 September 2013

Present:

Councillor Bialyk (Chair)  
Councillors Spackman, Denham, Edwards, Mrs Henson, Newby, Owen, Prowse, Sutton,  
Tippins and Winterbottom

Apologies:

Councillors Choules and Mitchell

Also Present:

Chief Executive & Growth Director, Assistant Director City Development, Planning Solicitor,  
Senior Area Planning Officer and Democratic Services Officer (Committees) (HB)

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**DECLARATIONS OF INTEREST**

A Member declared the following disclosable pecuniary interest and withdrew from the meeting during consideration of this item:-

<b>COUNCILLOR</b>	<b>MINUTE</b>
Councillor Sutton	74 (employee of the University of Exeter)

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**PLANNING APPLICATION NOS. 13/3135/03 - CLYDESDALE ROAD AND BELVIDERE ROAD, EXETER AND 13/3136/03 - LADYMOUNT, CLYDESDALE ROAD, EXETER**

Councillor Sutton declared a disclosable pecuniary interest as an employee of the University of Exeter and withdrew from the meeting during consideration of this item.

The Senior Area Planning Officer presented the application for upgrade and improvements including lighting, surfacing, drainage and gates (application no.13/3135/03) and replacement garage and retaining wall (application no.13/3136/03).

Members were circulated with an update sheet - attached to minutes. The Senior Area Planning Officer further advised of the receipt of a petition of 30 signatures objecting to the applications but also asking for extra conditions if the applications were to be approved

The Chair advised that two speakers would be allowed to address the meeting as, although closely inter-related, there were two applications.

Mr Cushing spoke against the applications. He raised the following points:-

- the safety of pedestrians is paramount and the proposals being put forward are unsafe and no better than the current situation. Safety of students (up to 20,000 movements take place in an academic year) and the general public using Belvidere Road will be made worse by the proposed closure of Clydesdale Road

- the access route cannot be made safe for pedestrian use because of vehicle/pedestrian conflict outside the area to be closed and the safety issues at the Bos Huis access
- Bos Huis exits onto Belvedere Road via a steep drive where visibility is only four metres which is less than the design minimum. Exit has to be made in reverse and the road layout makes this manoeuvre very difficult.
- the University produced a travel plan promising to agree safety measures
- consultants have recommended the closure of Clydesdale Road as it is unsafe and the Duryard Trust asked for a design solution. Atkins, appointed as consulting engineers, had stated that a turning head outside “Honeywood” was not feasible due to topography - lack of space, poor visibility, unsafe edges and steep gradients
- the “U” turn proposal would be at the confluence of Belvedere Road West and North, Clydesdale Road which is unworkable and unsafe despite the comments of the County Council who have been misleading in their application of design standards
- vehicles using this junction now either carry on through Clydesdale Road or reverse back to Lower Argyll Road. If reversing becomes mandatory then safety issues may well have been made worse than by leaving Clydesdale Road open.
- there is no evidence that the University have a legal right to designate Trust Roads as student access.

Mr Cushing, in response to Members’ questions, enlarged on the dangerous traffic conditions in the area and the route he used when entering and leaving his property. He stated that he had been unable to discuss the proposals with the University or negotiate possible changes to the plans.

Mr Wood spoke against the applications. He raised the following points:-

- vehicular access in a northerly direction along Clydesdale Road is not permitted and, by definition, this should include cyclists
- Clydesdale Road was not an attractive route for cyclists because of the gradient and the set of steps at the point where the route reached the Duryard site. There were more obvious routes for cyclists to take and there was no point in encouraging them to use Clydesdale Road
- the proposals would not alleviate the dangerous conditions for both cyclists and pedestrians
- there are significant problems of noise and disturbance at night-time largely from UK students returning from the main campus and greater steps should be taken by the University to control these issues. The five metre lamps proposed were likely to exacerbate the situation
- the residents of Wadham House, which include families with young children living in flats, have also suffered from significant disturbances from students
- suggest that further consideration be given to the proposals by the Northern Area Working Party.

Responding to Members queries, he further detailed traffic and cyclist movements in the area. He advised that the County Council found some elements of the University proposals to be unsatisfactory which was why they had recommended a condition and stated that some 100 properties in total would be affected by the proposals. Referring to some of a number of alternative routes he suggested that the ideal solution would be a different cycle route.

The recommendations were for approval subject to the conditions as set out in the report and as amended.

**RESOLVED** that consideration of Application Nos. 13/3135/03 and 13/3136/03 be deferred for a site inspection to be undertaken by the Committee.

(Report circulated)

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**LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the Assistant Director City Development was submitted.

**RESOLVED** that the report be noted.

(Report circulated)

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**ENFORCEMENT PROGRESS REPORT**

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

**RESOLVED** that the report be noted.

(Report circulated)

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**APPEALS REPORT**

The schedule of appeal decisions and appeals lodged was submitted.

**RESOLVED** that the report be noted.

(Report circulated)

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**SITE INSPECTION PARTY**

**RESOLVED** that the next Site Inspection Party be held on Tuesday 17 September 2013 at 9.30 a.m. The Councillors attending will be Councillors Prowse, Spackman and Sutton.

(The meeting commenced at 5.30 pm and closed at 6.30 pm)

Chair