

**PLANNING COMMITTEE
28 OCTOBER 2013**

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

<p>Item 5 Pages 5-12 Ref: 13/0042/03 Corner of Summerland Street and Red Lion Lane Exeter</p>	<p>The Assistant Director Housing has concluded discussions with the applicant concerning the viability of the scheme and has advised as follows:</p> <p><i>Following long negotiations the Housing Development Team has secured a provision of 2 affordable studio apartments on the Red Lion Lane scheme. Whilst these 2 studios only represent an affordable housing provision of a little over 7%, this represents a good result given the viability issues on this site. Given the costs involved in building this scheme, the lower sales values for this type of accommodation in this location and the level of other S106 contributions required, the developer has accepted a lower than average profit margin in providing these 2 studios.</i></p> <p><i>We intend to take a long lease on these 2 studios and use them as part of our Private Sector Leasing (PSL) scheme, with appropriate break clauses, rental uplifts and alternative provision once the lease has finished. The PSL scheme will give the Council some useful temporary accommodation provision within this area of the city.</i></p>
<p>Item 6 Pages 13-20 Ref: 13/4170/03 South Cloisters St Lukes Campus Heavitree Road Exeter</p>	<p>Two further objections have been received to the application, both from occupants of flats in Spicer Road. The letters raise similar issues to those listed in the main report.</p> <p>Clarification of precise numbers of existing and proposed student and staff numbers on the campus has been requested from the applicant, in order to assess the impact on parking and vehicle activity in the area. It is clear that there will be a significant increase in people on the campus but no additional parking. Opportunities to park in the vicinity and limited by traffic regulation orders and therefore there will not be additional pressure on parking on the roads surrounding the site. Additional travel demand is addressed by a Sustainable Travel Statement which seeks to promote cycling, public transport and car sharing. The views of the County Head of Planning Transportation and Environment are awaited and will be reported verbally at the meeting.</p> <p>Following concerns raised by local residents, the upper floors of the proposed extension have been cut back from College Road by 3m. This is welcomed as it reduces any impact on neighbours' amenity or the street scene. Further illustrative material is expected to demonstrate the improved relationships. A section drawing has been provided by the agent demonstrating that the upper floors of the proposal would be at least 26m from any windows to existing dwellings in Raleigh Road. The relationship would not give rise to unacceptable overlooking or overshadowing.</p>

	<p>It has been confirmed by the University that it will be necessary to remove two trees to facilitate the development and they will be replaced with new high quality trees of an appropriate species. Final details are awaited.</p>
<p>Item 7 Pages 21-26 Ref: 13/4435/03 Portland House Longbrook Street Exeter</p>	<p>The County Head of Planning Transportation and Environment has no objection to the proposed development.</p> <p>For Members' information, the Exeter St James Neighbourhood Plan policy on large scale purpose built student accommodation is reproduced here in full:</p> <p><i>Large scale purpose built student accommodation will be permitted in areas where it can be properly integrated into the urban area. This means locations:</i></p> <ul style="list-style-type: none"> <i>a) that are not predominantly characterised by intact streets of tradition terraced, semi-detached and detached forms of 2-4 storey residential development;</i> <i>b) where the servicing and parking requirements could be achieved with no unacceptable impact on the amenity of the adjacent area for residents;</i> <i>c) where the scale and massing of any purpose built accommodation proposed would be broadly similar to that of surrounding buildings.</i> <p>The application has been carefully considered in the light of this policy and it has been concluded that the scheme complies with it.</p>
<p>Item 8 Pages 27-32 Ref: 13/4541/03 Cathedral Green Cathedral Close Exeter</p>	<p>An amended red line plan has been received which excludes the War memorial from the application area.</p> <p>The following correspondence has been received.</p> <p>Exeter Civic Society strongly object to the inclusion of West Front square within the permitted boundary, the red line should be redrawn to omit this area. The prospect of this being filled with booths is inappropriate at minimum. We have no objection in principle, nor to the area south of the steps being included.</p> <p>Officers consider that there is no objection in principle to using the area in front of the West Front. Details of the layout of the market are reserved to be approved by recommended condition 5. Access and egress from the Cathedral and a pedestrian route through the market and along the West Front would be ensured through approval of details under this condition.</p> <p>English Heritage recommends that the application is determined in accordance with national and local policy guidance. Method statements should be produced that ensure no ground disturbance that could impact on buried archaeology.</p> <p>Officers advise that there are no proposals to involve ground spikes or other intrusive ground fixing.</p>