

PLANNING COMMITTEE

Monday 14 April 2014

Present:

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

Also Present:

Assistant Director City Development, Area Planner (MH) and Democratic Services Officer (Committees) (HB)

47

MINUTES

The minutes of the meetings held on 17 and 24 February and 17 March 2014 were taken as read and signed by the Chair as correct.

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DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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PLANNING APPLICATION NO. 13/3822/03 - EXETER GOLF AND COUNTRY CLUB, TOPSHAM, EXETER

The Assistant Director City Development reported that on 24 February 2014, this Committee had resolved to defer consideration of the application for the erection of specialist golf course netting (20 and 30 metres high) to enable further discussions between the applicant and adjacent landowners on a more appropriate solution, with verbal updates to be given to future meetings of this Committee.

These discussions had been delayed as Will Gannon, the Chairman of the Golf Club, who was representing the Club had been on holiday. The Club had now commenced discussions with Persimmon and, if insufficient progress was being made, a mediation process would then be proposed with a jointly agreed mediator.

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PLANNING APPLICATION NO. 13/4984/01 - LAND KNOWN AS MONKERTON FARM ON WESTERN AND EASTERN SIDES OF CUMBERLAND WAY

The Assistant Director City Development presented the application for outline planning permission for residential development scheme including new access to Cumberland Way and internal roads to accommodate two way public transport link between Cumberland Way and Harts Lane, and associated infrastructure (All matters reserved for future consideration apart from access).

Members were circulated with an update sheet - attached to minutes.

The Assistant Director City Development reported that Members of the Committee had visited the site and that the applicant had advised of a correction to the site area west of Cumberland Way from 8.05 hectares to 7.56 hectares. He referred to

the requirement for the provision of 10% open space in association with the development and that it was the intention for the majority of this to be secured as part of the proposed Monkerton Ridge Park.

Mrs Thompson spoke against the application. She raised the following points:-

- the report conflicts with the Traffic Order to close Pinn Lane south of the Tithebarn Lane Link Road and with material previously reported to this Committee;
- error on paragraph 4.2.2. of the applicant's transport assessment;
- construction site traffic has been a significant problem to Pinhoe residents particularly at Station Road and Pinn Lane and this will increase with forthcoming developments. There are a number of facilities such as a doctor's surgery, a dentist and an outreach centre for adults and increased traffic will increase the danger to pedestrians;
- Pinhoe is subject to a large number of separate developments and no individual development should be considered in complete isolation; and
- the development conflicts with the Monkerton Masterplan.

Members were concerned that the County Council were seeking a share of CIL funding to provide sufficient education facilities to serve the new development. They felt that, given the demand on CIL monies for other elements, the Council should not make any commitment in respect of education provision' particularly as CIL was a new process and firm commitments cannot be made early in the planning process and before the full amount of CIL contributions were confirmed.

The Assistant Director provided the following responses to the issues raised:-

- with regard to construction traffic through Pinhoe a condition would be included so that no development would take place until a Construction environment management plan had been provided and agreed by the local planning authority to include details of access arrangements;
- the extract from the WSP Transport Assessment is likely to be a drafting error. The access off Tithebarn Link would serve Monkerton Farm east of Cumberland Way and run through to Pinn Lane, however, the intention is that it crosses Pinn Lane to serve the Sandrock Nursery site. There will be a further traffic regulation order to stop access to Pinn Lane to the south and it would not serve the Gypsy Hill Hotel;
- the applicant was proposing to meet the minimum requirement for open space, however, more was appropriate. The County Council was seeking to argue that it would provide more open space east of Cumberland Way, however, that was land liable to flooding;
- it will be for the Council to decide the use of CIL contributions to infrastructure provision;
- improvements to the Tithebarn Lane motorway bridge would be a potential use of CIL; and
- provision of a doctor's surgery space is usually through the market, thus paying commercial rents.

RESOLVED that:-

- (1) subject to prior consultation with the Chair of the Planning Committee, the Assistant Director City Development be granted delegated authority, to **APPROVE** the application for outline planning permission for residential development scheme including new access to Cumberland Way and internal roads to accommodate two way public transport link between Cumberland Way and Harts Lane, and associated infrastructure (All matters reserved for

future consideration apart from access) subject to the completion of a Section 106 Agreement under the Town and Country Planning Act 1990 in respect of the following:-

- affordable housing;
- provision of an appropriate amount of public open space to be agreed, together with arrangements for its ongoing management and maintenance;
- a contribution to support the additional costs of providing bus services;
- a contribution towards implementation of a travel plan and its measures;
- a contribution to the cost of relevant Traffic Regulation Orders; and
- sustainability measures including district heating.

and subject also to the following conditions (which may be varied or supplemented as appropriate)

- 1) C01 - Standard Outline
- 2) C04 - Outline - Exclude Details
- 3) Time Limit – Approval of Reserved Matters
- 4) Time Limit - Outline
- 5) Compliance with Drawings
- 6) Submission of Materials
- 7) Unless otherwise agreed in writing by the Local Planning Authority, as part of the first application for approval of reserved matters, a phasing plan shall be submitted to, and be approved in writing by, the Local Planning Authority. The phasing plan shall include details of the anticipated timing for the delivery of the areas of public open space/green infrastructure as well as the construction programme for the housing and other built elements of the development. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development proceeds in accordance with an agreed programme of delivery, that areas closest to existing transport services are developed first, and that within individual phases the open space associated with the development is co-ordinated with the construction of the houses which it will serve.
- 8) Prior to the submission of any reserved matters application(s) for an agreed phase or phases of the development, a framework plan and statement on the appearance palette for the agreed phase or phases of the development shall be submitted to and approved in writing by the LPA. The framework plan(s) (1:1000) shall show the indicative location of buildings and their type, public and private open spaces and parking typologies. The appearance palette shall be provided in the form of a statement providing information and guidance on building design and character, constructional materials and detailing, surface materials and their finishes, street furniture and street tree species. Unless otherwise agreed in writing, the reserved matters application or applications shall adhere to the approved framework plan(s) and accompanying appearance palette relevant to that part of the site.

Reason: In order to ensure compliance with the approved drawings and associated details

- 9) C34 – Landscape Scheme - Outline
- 10) C36 – No trees to be felled
- 11) C37 – Replacement Planting
- 12) C38 – Trees – Temporary Fencing
- 13) C57 – Archaeological Recording
- 14) Unless otherwise agreed in writing, the buildings comprised in the development hereby approved shall be constructed so that their internal systems for heating (space and water) are capable of being connected to the proposed decentralised energy network.
Reason: In the interests of sustainable development.
- 15) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of local amenity
- 16) A Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and adhered to during the construction period. This should include details of monitoring and mitigation measures to control the environmental impact of the construction and demolition phases and highway safety, including but not limited to details of access arrangements and timings and management of arrivals and departures of vehicles, site traffic, emissions of noise and dust and the phasing and timing of work. The CEMP should contain a procedure for handling and investigating complaints as well as provision for regular meetings with appropriate representatives from the Local Authorities during the development, in order to discuss forthcoming work and its environmental impact.
Reason: In the interests of local amenity.
- 17) The applicant shall undertake a noise impact assessment for this application, which shall be submitted and approved in writing prior to commencement of the development. This report shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment. If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of works to ensure that the development does not have a significant negative impact on local amenity. These measures shall be agreed in writing by the LPA and shall be implemented prior to and throughout the occupation of the development.
Reason: In the interests of local amenity.
- 18) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amended investigation and risk assessment and,

where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

- 19) The occupation of any part of the development authorised by this permission shall not be allowed, unless otherwise agreed in writing by the local planning authority (in consultation with the Secretary of State for Transport) until either:-

(a) Devon County Council (in consultation with the Secretary of State for Transport) has approved in writing a full scheme of works for improvements to Moor Lane Roundabout; and,

(b) The approved works at Moor Lane Roundabout have been completed and are open to traffic in accordance with the local highway authority's written approval (in consultation with the Secretary of State for Transport) and have been certified in writing as complete on behalf of the local planning authority, in this case Exeter City Council.

OR

The Phase 3 or 'Tithebarn' Link Road has been completed in full between Cumberland Way, Tithebarn lane motorway bridge and the former A30 and open to traffic in accordance with the local Highway Authority's written approval (in consultation with the Secretary of State for Transport), and have been certified in writing as complete on behalf of the local planning authorities, in this case Exeter City Council and East Devon District Council.

Reason: To ensure that the capacity of Moor Lane Roundabout is enhanced to prevent the risk of queuing on the westbound A30 Honiton Road approach extending into and impacting upon the operation of M5 Junction 29. The applicants own analyses show that congestion on this approach would be exacerbated and further affect the Strategic Road Network if occupation of the development was to come forward before proposed Devon County Council improvements to Moor Lane Roundabout are in place, and full completion of the Phase 3 Link Road is not complete. The Agency do not require the full completion of the Phase 3 Link Road as a pre-requisite to occupation of the development, as the expected prior completion of the Moor Lane Roundabout improvements is demonstrated to give a sufficient safeguard against any detrimental impact affecting the Strategic Road Network

- 20) No development shall proceed on site until such time as a detailed sewerage evaluation has been carried out and funding provided for improvements identified as necessary. No building shall be occupied, and no connection to the public sewerage system take place, until all improvements to the public sewerage network, rendered necessary by the development, have been completed to the Local Planning Authority's satisfaction.

Reason: To ensure that the sewerage infrastructure is adequate to accommodate the proposed development.

- 21) Unless otherwise agreed by the planning authority, development on the Cumberland Way South land shall be limited to the occupation of 125 dwellings until such time that a link suitable for bus services into the site is provided from Cumberland Way to Harts Lane to a specification agreed in writing with the Local Planning Authority (in consultation with the Highway Authority).
Reason: To ensure the site is served by sustainable transport modes required to meet the agreed residential trip rates.
- 22) The proposed ghost island priority access onto Cumberland Way (indicated in drawing GA-002) be designed and constructed fully in accordance with details to be submitted to and agreed in writing by the Local Planning Authority and the Local Highway Authority.
Reason: To ensure that a safe and suitable access to the site is provided for all users, in accordance with Paragraph 32 of the National Planning Policy Framework.
- 23) Development of the land west of Cumberland Way shall be limited to the occupation of 200 dwellings until a full means of vehicular access has been provided through the priority junction onto Cumberland Way to the design agreed in condition 3.
Reason: To ensure a permeable layout that minimises journey lengths to and from the site
- 24) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The statement should include details of access arrangements and timings and management of arrivals and departures of vehicles. The approved Statement shall be adhered to throughout the construction period.
Reason: In the interests of highway safety and public amenity
- 25) Unless otherwise agreed by the planning authority, no more than 50% of the dwellings approved on the land between Hollow Lane and the link road (approved through a reserved matters application) shall be occupied until a vehicular connection to the site has been provided onto Pinn Lane to a specification agreed in writing by the Local Planning Authority (in consultation with the Highway Authority).
Reason: To protect the function of Hollow Lane as a primary cycle route, in accordance with Paragraphs 35 and 41 of the National Planning Policy Framework.
- 26) No part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 27) 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.

- 28) The buildings comprised in the development hereby approved shall be constructed so that their internal systems for space and water heating are capable of being connected to the proposed decentralised energy network. Prior to occupation of the development the necessary on site infrastructure shall be put in place for connection of those systems to the network at points at the application site boundary agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

- 29) Any individual dwelling hereby approved shall achieve Code for Sustainable Homes Level 4 (including a 44% CO2 emissions rate reduction from Part L 2006) as a minimum, and a CSH Level 5 (Zero Carbon) if commenced on or after 1st January 2016, in accordance with the requirements of the Code for Sustainable Homes 2006 and the Code for Sustainable Homes Technical Guide November 2010 (or such equivalent standard that maybe approved in writing by the Local Planning Authority) and Exeter Core Strategy Policy CP15.

Reason: In the interests of sustainable development.

- 30) Prior to commencement of any dwelling the developer shall submit to the Local Planning Authority a Design Stage CSH assessment including the score expected to be achieved and which standard this relates to. Where this does not meet the minimum required standard the developer must provide details of what changes will be made to the development to achieve the minimum standard, and thereafter implement those changes. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until an application for a Final Code Certificate has been made seeking certification that the required Code Level has been achieved and within one year of occupation of any dwelling the developer shall submit to the Local Planning Authority a Final Code Certificate to demonstrate that a Final Code Level of 4 or 5 has been achieved as required above.

Reason: In the interests of sustainable development.

- 31) Where construction of any dwelling hereby permitted has not been commenced before 1st January 2016, the Local Planning Authority shall be notified in writing of the identity of those dwellings for which construction has commenced before 1st January 2016, within 10 working days following that date.

Reason: In the interests of sustainable development.

- (2) a contribution from CIL may be given to provide education facilities, subject to other infrastructure requirements.

**PLANNING APPLICATION NO. 14/0290/03 - TOPSHAM LIBRARY, NELSON
CLOSE, TOPSHAM, EXETER**

Councillor Newby advised that he had been referred to in the press in the context of this application and that, although he would participate in the debate, he would not be voting on the matter.

The Area Planner presented the application for planning permission for the demolition of existing library, erection of a new community hub facilities building incorporating use as library, community hall and office for The Estuary League of Friends.

Members were circulated with an update sheet - attached to minutes.

Three further representations had been received. One related to ensuring the provision of disabled access and the others objecting to the proposal. In addition, a representation had been received on 14 April from the Topsham Society advising that they were in consultation with the League in respect of revised proposals to arrive at a solution acceptable to the Society and the community at large and seeking a deferral of the application. The League had advised that this was not the case and that the Society's objections had been relayed through the normal channels and were incorporated in the planning package.

The Area Planner also reported a proposed additional condition in respect of noise to be agreed with the Environmental Health Officer.

Councillor Baldwin, having given notice under Standing Order No. 44, spoke on the item, covering three categories:-

Need

- the Government is encouraging local communities to assume ownership of social/community activities. Topsham is lucky to have the Estuary League of Friends who currently use a number of venues including the Globe Hotel, Mathews Hall, the Church Hall etc. Although these are often fully booked so there is a need for a new centre for the many activities organised by the League as well as to ensure the continuation of the library;
- the existing library is no longer fit for purpose and a new facility will act as a community hub offering, in addition to a library, a social meeting place, a training centre and base for other agencies; and
- the facility will be of particular value to the growing elderly population in Topsham.

Traffic and parking issues

- the current site is the only suitable and affordable one in Topsham. Although many of the objections relate to traffic, many of the existing users come by public transport or foot as well as using the League minibus. Staff use the Topsham Rugby Club parking area;
- events organised by the League are staggered to avoid school hours; and
- a Green Transport Plan will be drawn up to further encourage use of public transport.

Design and impact on neighbourhood

- the footprint of the new facility will be similar to that of the existing library and the height will be in keeping with that of neighbouring properties;

- the two tone option of materials/colouring will help break up the bulk of the building and provide the illusion of reducing the height;
- the League have consulted with the local community and taken on board suggestions. The original scheme was revised; and
- the facility will be of great value to the Topsham community and is needed to cope with the growing demand and to attract funding.

Responding to a Member's query, she confirmed that the review of parking in Topsham was on-going and that reports were awaited from Devon County and Exeter City Councils. The League would have full regard to the outcome of the review.

Mrs Gilpin spoke in support of the application. She raised the following points:-

- the League wished to save and enhance the library which currently only operated for 15 hours a week and was to close with the end of Devon County Council support with the building to be demolished;
- the League had existed for 27 years and current clients ranged in age from 25 to 102 including six centenarians. With longer life spans and a growing elderly population requiring increased support from the community to combat isolation, ill health, dementia etc, the League offered a valuable service which would be sustained with the provision of a new facility;
- the League used a number of properties in Topsham, employing 16 staff and 68 volunteers with some 1,320 clients and 172 home visits a year. The area covered includes The Rydons, Digby and Newport; and
- a new facility will increase the opportunity for the young and old to mix.

In answer to Members' queries, Mrs Gilpin made the following points:-

- the League is self sufficient and self funding with a turnover of £360,000 per annum but badly in need of new facilities to help support the increasing number of elderly;
- in response to concerns relating to traffic generation, the majority of clients use public transport or walk or cycle to current premises used for events and will be encouraged to do so in respect of the new centre. Staff and clients utilise the Topsham Rugby Club car park. The League also operates a minibus to collect clients for events. Discussions are to be held with the new head-teacher of the school when in post regarding use of the school's parking spaces;
- other facilities in Topsham, such as Matthews Hall and the Dorothy Holman Centre, are already well used and booked many months in advance;
- have been Chief Executive of the League for ten years during which time the number of clients have grown from 403 to 1,300, the eldest now being 102 and it is envisaged that numbers will grow further; and
- lunch events are held at the Globe Hotel with 11 people arriving by the League minibus, four by car, eight in two cars of League staff with the remainder of the 40/45 arriving on foot, bicycle or by public transport.

Mr Holloway spoke against the application. He raised the following points:-

- recognise good work and value to the community of the League of Friends;
- the proposal is entirely out of scale with the character of the surrounding area and is on the doorstep of a residential area;
- main objections relate to height and mass;
- the library is only part of the development with much of the space within the building to be used for office purposes;

- the League has significant ambitions for the premises and clients are not only from Topsham but from neighbouring areas of the City such as Digby and Sowton;
- live on High Street and kitchen window is 1.5 metres below that of the existing building;
- will be overshadowed by the development; and
- the design is misleading as the drawings give the impression that the new library will be set in isolation but is, in fact, some four metres from neighbouring properties.

In response to a Member's query, he advised that the premises would cover the entire corner of Nelson Close.

With regard to the use of glazing for some of the windows to prevent overlooking into neighbouring properties, Members requested that the condition be amended to ensure that the windows would only be capable of being partially opened. Members noted that the County Council would include a covenant to ensure the continuation of a community use on the site, the land to be leased to the League from the County.

RESOLVED that the application for planning permission for demolition of existing library, erection of a new community hub facilities building incorporating use as library, community hall and office for The Estuary League of Friends be **APPROVED** subject to the completion of a Section 106 Agreement under the Town and Country Planning Act 1990 in respect of a financial contribution towards Traffic Regulation Orders and subject also to the following conditions (which may be varied or supplemented as appropriate):-

- 1) C05 - Time Limit - Commencement
- 2) C15 – Compliance with drawings
- 3) C17 - Submission of Materials
- 4) Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: in the interest of residential amenity
- 5) C57 - Archaeological Recording.
- 6) C58E - Contact Prior to Demolition.
- 7) C35 - Landscape Scheme.
- 8) The development hereby approved shall not be brought into use until the first floor windows in the end North-east and north-west elevations have been fitted with obscure glazing. Prior to the commencement of the development details of the obscure glazing to be installed, along with confirmation of which windows within the development will be openable and the method and extent of their opening, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all the windows within the development shall be installed and maintained strictly in accordance with the approved details unless the prior written approval of the Local Planning Authority is obtained for any variation thereto.
Reason: In the interests of the privacy and amenity of the occupants of the adjacent property.

- 9) Prior to the building hereby approved being brought into use details of the proposals for any proposed scheme of external lighting of the building shall be submitted to and be approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented strictly in accordance with the approved details.
Reason: In the interests of the character and appearance of the area and the residential amenity of the occupants of surrounding properties.
- 10) The use of the building hereby approved shall not be carried on other than between the hours set out below:-

First floor accommodation - 8am to 6pm Mondays to Saturdays;
Ground floor accommodation - 8am to 10.30pm Mondays to Saturdays

The building shall not be used at all on Sundays and public or Bank Holidays without the prior written agreement of the Local planning Authority.
Reason: So as not to detract from the amenities of the near-by residential property.
- 11) No part of the development hereby approved shall be brought into its intended use until the dropped kerb, access, access drive, parking facilities and turning area have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reason: To ensure a safe and suitable access for all users, in accordance with paragraph 32 of the NPPF.
- 12) No part of the development hereby approved shall be brought into its intended use until the cycle parking facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reason: To ensure that adequate facilities area available for the traffic attracted to the site.
- 13) No amplified or other music shall be played in the premises prior to 10.00am on any day that the building is in use.

Reason: To protect the residential amenity of the occupants of surrounding properties.

In accordance with Standing Order No. 27, Councillor Newby requested that his name be recorded as having abstained from voting on the above matter.

52 **PLANNING APPLICATION NO. 14/0440/03 - GUILDHALL SHOPPING CENTRE,
196-197 HIGH STREET, EXETER**

The Assistant Director City Development presented the application for planning permission for change of use from retail and business to café at ground and first floor and residential at second and third floors, alteration to provide new High Street entrance and replacement pedestrian canopy at Waterbeer Street.

Members were circulated with an update sheet - attached to minutes.

The Assistant Director reported that a Listed Building application was being submitted in respect of 196 High Street which remained listed, although the actual elements that should be listed – a window and a fire place - were in 23 Trickhay

Street. The applicant had been urged to bring forward a more adventurous frontage for the High Street and the current proposals with glazing and “fin” features were welcomed by Members as it was now thought that the revised proposal would provide a welcoming entrance to the shopping centre. Although English Heritage had objected Members did not consider that the proposal would be damaging to listed buildings, their setting, or the character of the conservation area. An archaeological appraisal had also been submitted.

RESOLVED that the application for planning permission for change of use from retail and business to café at ground and first floor and residential at second and third floors, alteration to provide new High Street entrance and replacement pedestrian canopy at Waterbeer Street be **APPROVED** subject to the following conditions (which may be varied or supplemented as appropriate)

- 1) C05 - Time Limit - Commencement
- 2) C15 – Compliance with drawings
- 3) C17 - Submission of Materials
- 4) C57 - Archaeological Recording.
- 5) Prior to occupation of the development, a scheme for external lighting of the façade and entrance shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the agreed details.
Reason: In the interests of the external appearance of the building and the Central Conservation Area.
- 6) Full details of the kitchen extraction system shall be submitted for approval in writing prior to commencement of the development. The agreed equipment shall be installed in full prior to the commencement of any restaurant use, and operated as agreed thereafter. (For further guidance, see annex B of the DEFRA document “Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems”).
Reason: In the interests of local amenity.

RESOLVED that the Assistant Director City Development be authorised to **APPROVE** any Listed Building application for the same development under delegated powers subject to no new issues being raised.

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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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APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

SITE INSPECTION PARTY

RESOLVED that the next Site Inspection Party will be held on Tuesday 29 April 2014 at 9.30 a.m. The Councillors attending will be Choules, Mitchell and Spackman.

Additional Information Circulated after Agenda Dispatched - circulated as an appendix

(The meeting commenced at 5.30 pm and closed at 7.40 pm)

Chair