

**PLANNING COMMITTEE
12 MAY 2014
ADDITIONAL INFORMATION**

Correspondence received and matters arising following preparation of the Agenda

<p>Item 4 Pages 5-12 Refs: 14/0515/03 & 14/0516/07 Guildhall Shopping Centre Exeter</p>	<p>The applicant's agent has confirmed, for clarification, that the proposal includes A3 (Restaurant) uses at upper floor levels as well as at ground floor. There are no policy implications, and the recommendation remains as set out in the main agenda.</p>
<p>Item 5 Pages 13-18 Ref: 14/0564/03 Lord Mamhead Homes Matford Road Exeter</p>	<p>APPLICATION WITHDRAWN</p> <p>The application has been withdrawn for the following reason: "Trustees have and must accept ultimate responsibility for directing the affairs of a charity, and ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up." Source: Charity Commission. The restrictions imposed on how the site can be developed, including tree preservation orders, access, et al., and delivering Lord Mamhead Homes with vacant possession leads the trustee board to question its viability at this juncture and place the development in abeyance.</p>
<p>Item 6 Pages 19-24 Ref: 14/0722/03 & 14/0723/07 3 St Leonards Place Exeter</p>	<p>29 April. Members made a site visit prior to discussion at Delegation Briefing; issues raised by the objections were discussed at both. Members were generally happy with the proposals. Because of the uncertainty regarding the origin of two of the objections, legal advice was that the application be considered by the Planning Committee.</p> <p>2 May. Further objection regarding the choice of brick. This has been considered in relation to the existing walls and is deemed appropriate.</p> <p>7 May. Notification was received from an immediate neighbour that they have not submitted any letter of comment, objection or approval and requested that this was duly noted at Planning Committee. Furthermore, they state that they do not have any objections to the proposals.</p>
<p>Item 7 Pages 25-34 Ref: 14/0832/03 Land to north, west, south of Met Office Off Hill Barton Road Exeter</p>	<p>A further representation has been received on behalf of objectors in the form of a technical note on highway matters. It concludes that there has been insufficient assessment of the highway impact of the Consortium development, and that the recommended condition will not deliver the development or the road network envisaged by the master plan for the area.</p> <p>The objector has put forward an alternative wording for the condition in question, which reads (with proposed alterations to the recommendation in bold):</p>

*Unless otherwise agreed in writing by the relevant planning authority (in consultation with the local highway authority), no further development shall take place beyond the first occupation of the 500th dwelling or 5 years from the first occupation of the **first** dwelling, whichever is the earlier, until:*

*a). The local planning authority has approved in writing a scheme of works to provide a new vehicular transport link from Oberon Road into the development, including details of access for Ellen Tinkham School; **and***

b). The approved works have been completed in accordance with the local planning authority's approval (in consultation with the local highway authority).

The County Head of Planning, Transportation and Environment has advised that he is satisfied with the recommendation set out in the main agenda.

As discussed in the main report, this application is to correct the wording of a condition so that it is consistent with the advice of the Highway Authority and the resolution made by Members when the original application was determined. There have been no changes in circumstances that would justify revisiting the highway capacity issues or questioning the very clear advice provided by the Highway Authority.