

PLANNING COMMITTEE
ADDITIONAL INFORMATION
1 SEPTEMBER 2014

Correspondence received and matters arising following preparation of the Agenda

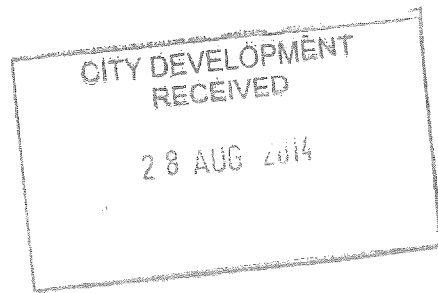
<p>Item 5 Pages 5-16 Ref: 13/5128/03 Land south of Met Office Fitzroy Road Exeter</p>	<p>An objection from Hill Barton Consortium was received on 28 August and is shown overleaf.</p> <p>Condition 12 on Item 5 can now be deleted as the necessary work has been completed.</p>
<p>Item 6 Pages 17-18 Ref: 14/1753/06 5 St Johns Villas Sivell Place Exeter</p>	<p>No further comment.</p>

HILL BARTON CONSORTIUM

CDF/sj

26 August 2014

Mr R Clotworthy
Exeter City Council
Civic Centre
Paris Street
Exeter, EX1 1NN



Dear Sirs

Re: Section 73 Application for Removal of Condition 29 of Outline Planning Permission Reference 11/1619/01

We write to register both our objection and concern to the proposed variation of Condition 29 attached to the above permission. We think such a variation goes against the spirit and intention of the original purpose of Condition 29. It is likely to undermine the proper planning of the Monkerton/Hillbarton Master Plan area. If approved we would ask how officers and members can reconcile why Condition 29 was attached to the original planning permission.

Originally the local centre for Hillbarton/Monkerton Master Plan area was identified on land adjoining Hillbarton Road. The Honiton Road applicants addendum to their planning statement of December 2011 argued that the local centre on their land would provide a more viable solution due to its proximity to the new residential development but also to the Sowton Industrial Estate.

We supported this due to the inclusion of Condition 29 introduced by officers to ensure that appropriate connections between the local centre and the residential land to the north were provided at an early stage.

The applicants fully supported such a condition and argued properly that "*the early provision of local shopping facilities can do much to meet local demand and curtail excessive traffic movement.*" Their planning statement concludes that the benefits provided by having such facilities in place as the residential development to the north '*comes on stream*' were an '*important planning factor.*'

This application to amend exactly what both the applicants and ourselves together with the planning officers and the Monkerton Master Plan considered was the most appropriate way to bring this development forward, is of concern as it delivers very little of the Masterplan.

The contrived alternative Condition proposed which has persuaded the County does not guarantee any connection whatsoever. Oberon Way land is in third party ownership and therefore there is no guarantee that this will happen. It also means that up to 630 dwellings will have no connection to their local centre on this site. We are sure local members will understand potential questions from residents if such a situation were to arise.

There can be no benefit other than to the applicants in jeopardising the delivery of a wider Hillbarton Master Plan area and the importance of such a connection to be delivered early. We would request that members give careful consideration to this application but would suggest there are no sensible planning merits for its approval.

Yours sincerely

C D Fayers MRICS

Director

Email: cdf@eagle-one.co.uk

Hillbarton Consortium Limited

Eagle House, 1 Babbage Way, Science Park, Exeter EX5 2FN • T 01392 441900 • F 01392 369540 • www.eagle-one.co.uk