

**PLANNING COMMITTEE**

**ADDITIONAL INFORMATION  
29 SEPTEMBER 2014**

**Correspondence received and matters arising following preparation of the Agenda**

<p><b>Item 4</b> <b>Pages 5-14</b> <b>Refs: 14/1608/03 and 14/1607/07</b> <b>Former St Margarets School</b> <b>Magdalen Road</b> <b>Exeter</b></p>	<p>English Heritage have stated that they now accept the approach to create self contained flats rather than individual dwelling based on the further information received and do not wish to make further comment.</p> <p>1 additional email objection stating that the revised increase in parking number is still inadequate for the area</p> <p>Additional Condition 4 for listed building application 14/1607/07. Notwithstanding Condition no 2, no work shall commence on site under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:</p> <ul style="list-style-type: none"> <li>i) full details of any new extract vents, including size, height and position;</li> <li>ii) any new or replacement rainwater goods shall match the existing in terms of material, colour and section;</li> <li>iii) all existing windows. identified for retention, shall be restored to working order or if rotten, replaced and subsequently maintained on a like for like basis;</li> <li>iv) new door openings;</li> <li>v) all existing architectural features, whether currently visible or not, such as hidden cornices, tiled cills and original skirting boards, architraves and doors shall be retained within the development for re-use;</li> <li>vi) sub division of the main staircase between Baring House and Morford House.</li> </ul> <p><b>Reason:</b> Insufficient information has been submitted with the application and in the interests of visual amenity.</p>
<p><b>Item 5</b> <b>Pages 15-22</b> <b>Ref: 14/1605/01</b> <b>Land off Exeter Road</b> <b>Topsham Road</b> <b>Exeter</b></p>	<p><b><u>CLARIFICATION OF POLICY POSITION</u></b></p> <p>Applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan for Exeter currently consists of the following two documents:</p> <ul style="list-style-type: none"> <li>• The Exeter Local Plan First Review (2005) – This Plan designates the land between Topsham and the Motorway as ‘Landscape Setting’. Policy LS1 states that ‘Development which would harm the landscape setting of the city will not be permitted’.</li> <li>• The Core Strategy – Policy CP16 protects ‘the strategic gap between Topsham and Exeter’.</li> </ul> <p>The presumption in favour of sustainable development, which is set out in the National Planning Policy Framework (NPPF), does not change the statutory status of the development plan as the starting point for decision making. However, the NPPF also states that</p>

	<p>'Housing applications should be considered in the context of the presumption in favour of sustainable development' and stresses the importance of maintaining a five-year supply of deliverable housing sites.</p> <p>In the case of the land off Exeter Road, Topsham there are 'other material considerations' that must be considered in reaching a decision. This particular site was put forward in Appendix A of the 'Development Management Policy Statement – Bringing Forward Housing' (Adopted by the Executive in January 2012) in order to address what was, at that time, a shortfall in our five-year supply of deliverable sites. This site was subsequently shown as accepted for housing in the Revised 2013 SHLAA on the grounds that development of this small area would not significantly harm the landscape setting of Exeter or Topsham. Accordingly the site was proposed for residential development in the draft Development Delivery DPD that was consulted on early this year.</p> <p>The officer view is that these 'other material considerations' warrant approving this development which is a departure from the statutory development plan (and has been advertised as such).</p>
<p><b>Item 6</b>  <b>Pages 23-24</b>  <b>Ref: 14/1981/03</b>  <b>5 St Johns Villas</b>  <b>Sivell Place</b>  <b>Exeter</b></p>	<p>No further update.</p>