

ITEM NO. 7**COMMITTEE DATE:**

14/03/2016

APPLICATION NO:

15/1310/03

FULL PLANNING PERMISSION**APPLICANT:**

Trathen Properties Ltd

PROPOSAL:

Erection of a 7 storey building including roof terrace for hotel use comprising of 106 bedrooms to replace the previously approved office accommodation (Phase II of the mixed use development planning ref 11/1816/03)

LOCATION:

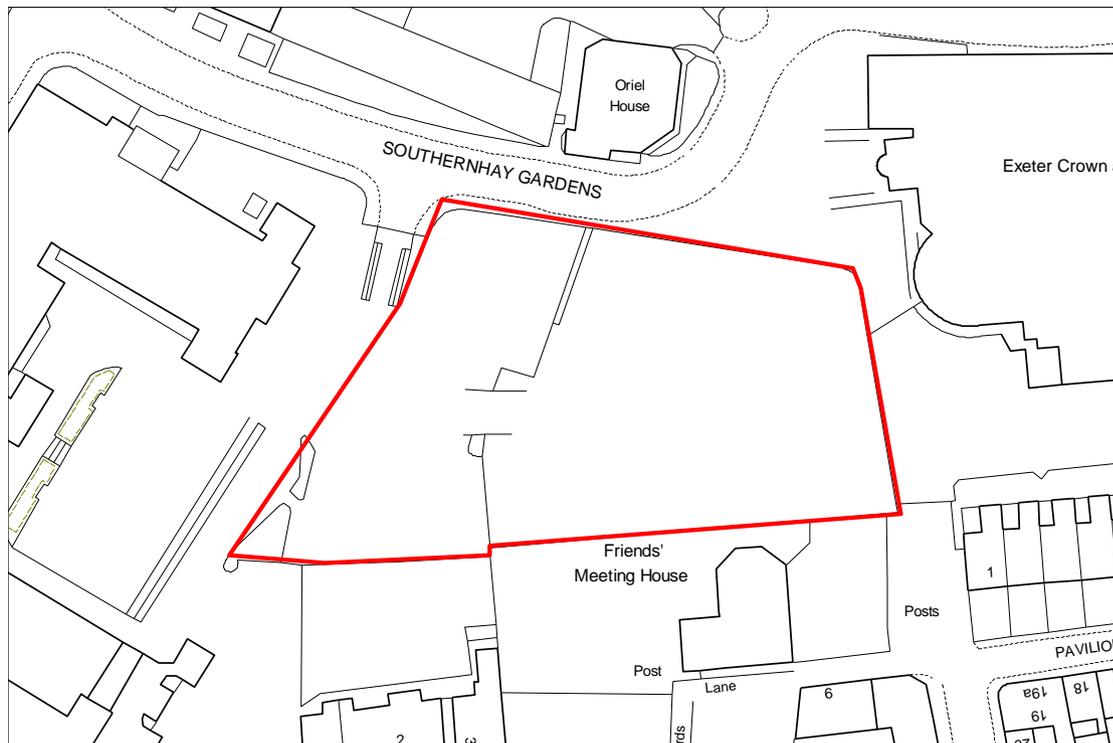
Land to the east of Dean Clarke House, Southernhay East, Exeter, EX1

REGISTRATION DATE:

14/12/2015

EXPIRY DATE:

14/03/2016



Scale 1:1000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office ? Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100049053

HISTORY OF SITE

Planning approval was granted in 2008 (ref no. 08/1736/03) for the construction of a new office building with basement parking, new access road into the site and a centrally located courtyard garden. The proposed office building sought to provide a total of 6,538 square metres of office space arranged over five storeys with two level of basement car parking providing a total of 90 spaces. This permission elapsed on the 14 November 2011.

In March 2012 (ref no. 11/1816/03) planning permission was granted for a mixed use development comprising of a 120 bed hotel, offices, cafe/restaurant and basement parking over two levels. The proposal comprised of two phases. The first building phase located on the part of the site closest to Dean Clarke House proposed a hotel with coffee shop (260 sq metres), restaurant (88 covers) and bar (46 covers). The hotel comprised of 120 rooms spread over 6 floors. The ground floor office element would occupy an area of 362 sq metres. This building and the phase 2 of the development would have access to two levels of

basement car parking containing a total of 167 car parking spaces, which would operate on a pay and display basis. This car park would also be available for general public use. To the rear of the building adjacent to the southern boundary would be proposed a landscaped area to serve both the hotel and the future office accommodation. The second building phase located closest to the existing courts building comprising a five storey office building of 352 sq metres of floor space on each floor resulting in a total of 1760 sq metres.

The combined two phases of the building works would result in a five/six storey building constructed of brick and zinc coloured cladding with aluminium window frames and a flat roof. The application was accompanied by landscaping scheme which indicates the intended arrangement of the area in the interim period before phase 2 is built.

The hotel element of the building of this approval has recently been opened.

In September 2015 planning permission (ref no. 15/0787/03) was granted for the change of use of the previously approved office to a 24 hour gym undertaken the hotel building. This scheme also included cycle parking, air conditioning units and extract louvres to serve this facility. This permission has been implemented.

DESCRIPTION OF SITE/PROPOSAL

The application site is situated between Dean Clarke House and the Crown Court. The application proposes a new six storey building containing a total of 106 bedrooms. The building occupies the site previously approved for office use and the submitted plans indicate that the footprint of the building will be similar to the previous scheme. Whilst the original building intended 5 floors of office accommodation, this application proposes a 6 storey building within a similar height. The original building had an overall height of 16.5 metres and this scheme proposes an increase to 17.2 metres. The building does differ from the previous scheme with the inclusion of a 'tower' section to the south east of the site which contains 5 floors of hotel accommodation. The overall building is stepped down in appearance from the neighbour Premier Inn, in a similar arrangement to the previously approval.

The proposed building has a main entrance fronting onto Southernhay Gardens alongside the existing gym situated next door. The ground floor would contain a breakfast room but there are no kitchen facilities associated with this hotel development. A total of 15 bedrooms would be located on the ground floor with associated storage, linen store and lift/stairway. The next four floors would following the same layout containing 19 bedrooms on each floor. The sixth floor would contain 15 rooms.

Originally the proposed building was to be constructed of render but this has subsequently been changed to red brick to match the adjacent Premier Inn building. In addition, the initial submission proposed a roof terrace but this has been removed on the recently amended plans.

The applicant has indicated that the hotel customers will have access to the 167 space basement car park which also contains cycle parking provision.

The site is located within the Southernhay Conservation Area.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

A Design and Access Statement has been submitted with the application. The architect have raised the following main points within this document:-

An analysis of the surrounding context has influenced the design proposal to respond to the environment. The repetitive symmetry of residential streets and converted offices has informed the facade treatment paying attention to the scale and massing of the adjacent

hotel as well as the surrounding area. It believed that the resultant scheme is a benefit to the town in its use in contributing to the community but also as a structure that will not be overbearing on the townscape.

The proposed scheme is for 113 bedrooms, with breakfast room, back of house facilities and a glazed roof level terrace area, on the Southernhay Gardens site.

The undeveloped site topography is sloped, with a stepped landscaped garden to the west of the scheme and to the rear of the adjacent hotel development but the phase 1 development will provide a level transfer deck structure off which the phase II development may be constructed.

The entrance to the site and nearer to the building is at the ground floor level giving a stronger sense of arrival and ease of navigation. The access to the scheme is through the existing pedestrian access afforded off the existing footpaths to Southernhay Gardens.

The building form responds to the adjacent development to enclose the landscape gardens forming a courtyard arrangement. Means of escape and access to the underground car parking is to the east of the proposal connected with a path to the scheme and adjacent gardens/development.

The total external footprint of the building is in the order of 414 sq metres spread over 7 floors including a covered roof terrace.

The building has been designed to be similar in scale with the adjacent hotel development. The proposal adapts an architectural language to establish its own identity alongside the adjacent property, with the entrance being prominent against a vertical aesthetic.

The building accommodation is space over 6 floors with a sheltered roof terrace above. No bedrooms have views that would overlook the adjacent development, the terrace is also proposed not to have views overlooking the top level rooms of the neighbouring hotel and is set back from the building parapet to minimise views into the adjacent court facilities.

The scale and massing of the proposal have been established following a contextual study of the adjacent built environment and the wider urban context. The proposal shares a similar massing to the adjacent hotel as well as the consented scheme. The primary contextual constraints are:- the height of the adjacent hotel; height of the listed Halford Wing to the west; height of the combined Law Courts to the east; height and proximity of the Friends Meeting House and Wynards to the south; significant change in levels across the site (approx. 3.5 m); the need to preserve or enhance the setting of the listed buildings and Southernhay generally.

The contextual massing of the surrounding buildings has informed an articulation in height of the proposal from the adjacent hotel and along Southernhay Gardens cross sectionally. The proposal respects the massing of the Halford Wing and is subservient in height terms and volume. The proposed scheme alongside the adjacent building forms an arrangement in a U shape to provide a south facing amenity area where adjacent wings of the building are acknowledged.

The site's proposed use of a hotel, has allowed the rooms within the accommodation zone to be arranged similarly on each floor. This is expressed externally and follows the symmetrical and repetitive external relationship.

The Southernhay area of the city is dominated by a render and brickwork built environment. Recent additions have respected the palette of materials and the finer architectural examples have adopted these in a contemporary language.

The proposal involves a series of defined vertical architectural elements which are rendered. Zinc coloured cladding forms the upper floor to accentuate the contextual mix of built environment and contribute to the varied townscape. The ground floor level includes a brick facade along the northern side as well as around the means of escape for the car park. This treatment is in keeping with the local context and promotes a defined and clearly guided entrance.

Flat roof construction lends itself to the contemporary architectural language and echoes the adjacent hotel nearing completion as well as some of the more recently constructed buildings (The Senate, Southernhay Gardens) in the Southernhay area of Exeter.

The proposed building will produce a pleasing design that meets the client's brief, whilst recognising the importance of the surrounding environment. Overall, we are of the opinion that the proposal, as a whole, promotes a variegated streetscape with colour, texture and scale. Similarly, the external expression of the resulted building function gives an honesty to the elevation treatment and provides opportunity to articulate the building facade alongside the adjacent hotel development.

REPRESENTATIONS

54 objections received (39 from the users of the Quaker Meeting House) and includes representations from the Exeter Civic Society and the Courts. Principal issues raised:-

1. Overdevelopment of the site;
2. Poor level of amenity for future users of the hotel, given lack of windows to some bedrooms;
3. Building higher than originally approved;
4. Too high/overpowering visual impact/too dominant on the skyline and the adjacent building particularly the Quaker Meeting House;
5. Scale and height of building fails to take account of the stepped character of the building forms in the area;
6. Character and sense of place would be lost;
7. Design of the building poor 'monumentally ugly and 'repulsive to the eye', 'unattractive square box'
8. External appearance inappropriate within the conservation area;
9. Design solution to reduce perceived height of building through use of different types of material does not work;
10. Inappropriate use of render, out of keeping with other buildings in Southernhay and will visually jar with the adjacent Courts Building;
11. Rendered finish will weather poorly and represent an inappropriate appearance in the conservation area;
12. Overlooks and reduces privacy levels to adjacent residential properties and users of the Meeting House;
13. Overlooking from the proposed roof terrace particularly onto the gardens of Meeting House used for quiet contemplation and various functions;
14. Loss of light to neighbouring property
15. Too many windows facing onto the adjacent buildings leading to increased potential for overlooking;
16. Footprint of the building greater than the approved plan;
17. Hotel would create potential for noise disturbance 24/7 and at a greater level than the approved office use;
18. Building too close to the Quaker Meeting House
19. Will increase demand for the limited parking available in the area;
20. Increased traffic congestion in the area;
21. Greater threat to the safety of road users and pedestrian in the area;
22. Office approval would have allowed for parking to be spread more evenly throughout the day;
23. Increase noise level from plant which is already a problem from the existing hotel;

24. Overshadow adjacent buildings;
25. Too close to Courts Building and Quaker Meeting House Building;
26. Office viability should be assessed on the basis of freehold which does have demand not just leasehold as submitted;
27. Need for a transport assessment
28. General detrimental impact on the quality of life of people living, working and socialising in the area;
29. Too many hotels already in the area;
30. Result in a strain on the existing utilities;
31. Poor level of information contained within the application;

Specific objections raised by the Court's representative include:-

32. Loss of privacy/overlooking of the adjacent Law Court building and car park leading to potential threat to security of judges, jurors, police officers, witnesses etc
33. Concern from Courts regarding health and safety matters during the construction phase which were experienced during the building of the Premier Inn. Need to ensure that the Construction Environmental Management Plan specifically picks up on this issue
34. Further information needed to ensure that volume of traffic and parking levels are appropriate to ensure that the free flow of traffic is maintained to ensure the continued functions of the law courts
35. If approved need for mitigation measures such as re-orientation of windows on the elevations, inclusion of opaque glass, brise soleil of louvers and screening on the roof terrace to obscure views into the Courts.
36. Inadequate areas available for storage of materials and machinery during the construction phase.

1 letter of support stating that the hotel use will provide an important facility to support the local business community.

CONSULTATIONS

The County Head of Planning, Transportation and Environment comments that this proposal is for a seven storey hotel with a total area of 2611sqm. The previously approved office use was for a five storey building with a total of 1760sqm. The submitted application therefore represents a increase in floor space of 851sqm.

It is disappointing that the application provides a lack of information regarding the staff numbers and traffic that is likely to be attracted and/or generated by the proposed hotel use. Nevertheless, based on analysis and experience from other city centre sites suggest that over a 12 hour period a hotel development of this size would generate approximately 100 two vehicle trips. By comparison the previously approved office development would generate approximately 115 vehicle trips. Therefore, despite the increase in floor space proposed by the new development, the number of vehicular trips is unlikely to increase.

The applicant is advised that in accordance with Policy, secure cycle parking facilities will need to be provided. The required provision is set out in Chapter 5 of the Exeter City Sustainable Transport SPD and should be secured by condition. To further encourage sustainable travel, and in accordance with current National Policy, a Travel Plan for the hotel will need to be provided. It is expected this will be focused towards staff travel.

With the site situated between the newly opened Premier Inn Hotel and Exeter Crown Court it appears that the bulk of construction works will take place on private land. Nevertheless, the arrangements have potential to impact on the public highway and therefore a management plan for this is required.

In summary, conditions are recommended to secure a staff travel plan, adequate secure cycle parking and construction management. Subject to these conditions being attached in the granting of any permission, no objection.

English Heritage comment that they have assessed the scheme and are satisfied that it will not have an adverse impact on the setting of the highly designated assets within the surrounding historic area. It is therefore recommend that the application should be determined in accordance with national and local policy guidance,

Environment Agency raise no objections to the proposal providing the development proceeds in accordance with the submitted Flood Risk Assessment.

Devon County Council Flood Management Team comment that further information on the disposal of surface water is required to demonstrate that it does not result in an increase in flood risk elsewhere in accordance with the principles of Sustainable Drainage Systems.

South West Water raise no objection subject to foul and surface water being kept separate and discharged to the separate public foul and surface water sewer network.

The Head of Environmental Health raises no objection subject to inclusion of planning conditions in respect of a Construction Environmental Management Plan and a noise impact assessment to cover the impact of noise from plant and equipment as well as noise from deliveries, guests and events.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance - National Planning Policy Framework

- 4. Promoting sustainable transport
 - 7. Requiring good design
 - 11. Conserving and enhancing the natural environment
 - 12. Conserving and enhancing the historic environment
- Plan making
Decision making

Exeter Local Development Framework Core Strategy

- CP1 - Spatial Approach
- CP2 - Employment
- CP9 - Transport
- CP11 - Air Quality
- CP14 - Using Low Carbon and Renewable Energy
- CP15 - Sustainable Construction
- CP17 - Design and Local Distinctiveness
- CP18 - Infrastructure

Exeter Local Plan First Review 1995-2011

- AP1 – Design and Location of Development
- AP2 - Sequential Approach
- T1 - Hierarchy of Modes
- T2 - Accessibility Criteria
- T3 - Encouraging Use of Sustainable Modes
- DG1 - Objectives of Urban Design
- DG2 - Energy Conservation
- DG7 - Crime Prevention and Safety
- T10 - Car Parking Standards
- C5 - Archaeology

EN2 - Contaminated Land
E3 - Retention of Employment Land or Premises
TM1 - Hotel Development

Development Delivery Development Plan Document (Publication Version) 2015

This document represents a material consideration but has not been adopted and does not form part of the Development Plan.

DD1 - Sustainable Development
DD2 - Employment Land Provision
DD3 - Retention of Employment Land
DD17- Hotels
DD20 - Sustainable Movement
DD21 - Parking
DD25 - Design Principles
DD26 - Designing Out Crime
DD28 - Heritage Assets
DD34 - Pollution

Exeter City Council Supplementary Planning Documents:-

Sustainable Transport March 2013
Southernhay and The Friars Conservation Area Appraisal and Management Plan August 2002

OBSERVATIONS

The application forms part of the site previously approved under a mixed scheme for a hotel and office use. The hotel development which represents phase 1 of the scheme has been completed and is now operational. However it is understood that the phase 2, office element has received little interest from prospective developers since its approval in 2012 and consequently the applicant has submitted a scheme for a hotel. During the assessment of the previous application concern was raised about the compatibility of the hotel use with Local Plan Policy E3 and Core Strategy CP2 which seeks to retain the area for employment use. However this application was accompanied by supporting information which highlighted the low demand for office accommodation in the city centre and that the site would be unlikely to be development in the near future unless an alternative use was considered. Consequently the decision was taken that the opportunity of accepting a development in the short term, which provided employment opportunity and generated an economic output for the city was preferable to leaving the site vacant, particularly given the application at the time offered the opportunity for a significant amount of office accommodation being provided in the future. The current application has produced a further office supply and demand report that concludes that '*...it is evident that there is a sufficient amount of office space available to accommodate the historic levels of take up in the medium term both within the city centre ... (and) ... it is apparent that the evidence of change of use from offices within the city centre is recognition for the need of diversification*'. It is accepted that city centre office demand is low and therefore consideration of alternative suitable uses is appropriate. Given the approval of the hotel development on the adjacent site it would be difficult to resist the same use alongside. In addition, it is accepted that a hotel use provides a complementary function to the office uses in the area. Whilst it is disappointing that the office accommodation has not been forthcoming it is important to note that the development of hotel is supported by Local Plan First Review Policy TM1 and the publication version of the Development Delivery Development Plan Document Policy DD17 within city centre locations. It is therefore considered that the principle of a hotel use in this location is acceptable.

The proposed building would be similar to the Phase 2 building previously approved as part of the mixed use scheme and given that this element could be built at any time, this is a

material planning consideration. Consequently the Local Planning Authority cannot object to the elements of the building which are identical in terms of height, scale and massing to that already approved and the extant scheme. The proposed building is similar in footprint to the original scheme and although it is located marginally closer to the rear boundary with the Quaker Meeting House, this is not considered to be significant and would not have an adverse impact in terms of loss of amenity or townscape value. Although the original plans indicate a larger top floor, a roof terrace and a new 6th floor 'tower' element amended plans have recently been received which re-introduce the stepped arrangement, which was a feature of the previously approved scheme and therefore is acceptable. The main change is the introduction of tower element within the south eastern corner of the building which is located closer to existing residential properties in Pavilion Place. Whilst this element results in an increase in the scale and bulk of the building it is still considered acceptable in terms of the overall building's design and does not fundamentally alter the appearance of the resultant building from that previously approved.

The site is located within Southernhay Conservation Area and situated to the rear of Dean Clarke House a Grade II* listed building. The application site would be partly screened by the new Premier Inn building from Southernhay but would still be prominent from Western Way and Magdalen Road and when would viewed alongside the existing Courts building. In addition, the site can be seen from surrounding residential streets in particular Pavilion Place which lies adjacent to the site. Consequently the site requires a suitably designed building to accord with its Conservation Area designation and setting in relation to the nearby existing buildings. As previously stated aspects of the building which are identical to the previous approval cannot warrant refusal and therefore it is the changes proposed to meet the requirements of the new use, as a hotel, which require specific attention. It is noted that the original submission proposed a render finish to the building but this has now been amended to red brick to match the adjacent Premier Inn. Whilst the window sizes and arrangement have been changed for the hotel the overall design is still considered to be similar to the original proposal and therefore acceptable. Accordingly it is considered that the scheme is acceptable within its conservation area location and its relationship to listed buildings.

The application has received many objections from the members of the adjacent Quaker Meeting House. Members are concerned that the change of use from office to hotel use will increase the likelihood for noise and disturbance particularly at the weekends when the Meeting House is most used and has the potential for overlooking into the Meeting House's garden area. However the Meeting House does not contain windows within its northern elevation and therefore there would be no opportunity for direct overlooking into this building from the new hotel. In addition, the relationship of the new hotel would be similar to the existing arrangement of the recently completed Premier Inn. Given that the hotel has only recently opened it is difficult to gauge whether the concerns of the Meeting House users in respect of noise and disturbance will materialise. However it is would be unreasonable to refuse an application on this basis given the approval of the Premier Inn on the adjacent site. In addition, part of the Meeting House garden contains existing evergreen trees and therefore the potential for overlooking from the new hotel is likely to be minimal as the trees would effectively screen any activities within the garden from view. It is acknowledged that the building would be sited closer to properties in Pavilion Place with the introduction of the tower element however the building's north east orientation to the nearest property at 1 Pavilion Place means there would be no loss of sunlight to this property and given the distance retained between the hotel and the nearest dwellings it would not result in an over dominance from the new building to this existing residential property. Whilst hotel windows are contained within the elevation facing towards Pavilion Place, due to the significant change in level, the view from these windows would effectively be above the roof level of these dwellings and therefore no direct overlooking would result. It is therefore considered that the scheme would be acceptable in respect of the impact on residential amenity to existing residents in Pavilion Place and uses of the Quaker Meeting House.

The Court's representatives have raised specific concerns regarding the development in terms of overlooking into the Court building, potential threat to security and the need to maintain unrestricted vehicular access which may be hampered by the construction work. Amended plans have been received which will show which rooms are to include obscure glazing to prevent overlooking into the Courts building and this can be controlled by a condition. In respect of the construction works it is considered that a Construction Environment Management Plan would address this matter which can again be controlled by a planning condition. However the applicant has been requested to provide further details prior to the Committee meeting to advise as to what specific measures can be included to address the Court's concerns.

Whilst it is disappointing that the anticipated office use has not been forthcoming, it is considered that the use would be beneficial and provide additional hotel rooms within the city as supported by development plan policies. Although comments have been made that some of the proposed hotel rooms do not have windows, this could not justify refusal of the application. The proposed scheme is similar in design to the building previously approved and as such represents an acceptable proposal within this conservation setting. Accordingly it is considered that the application should be approved.

DELEGATION BRIEFING

9 February 2015 - Whilst the previous permission had been granted for an office development the applicant had submitted further information which indicated that the demand for office use was low. Accordingly a hotel was now proposed which would be located adjacent to an existing Premier Inn, which may make refusal of this application difficult. It was proposed to provide 113 bedrooms some being windowless and therefore it was anticipated that the hotel would serve the budget market. The application proposed six floors with a roof terrace as opposed to the five floors for the previously approved office building, although the overall height of the building would be similar given the different internal floor to ceiling requirements of the office and hotel use. There had been 53 objections including users of the Quaker Meeting House on grounds of loss of amenity, especially at the weekends when the building as a hotel would be used in contrast to the anticipated lower usage from the previously approved office use. An objection had also been received from the nearby Courts due to the possible security implications from the building's use as a hotel. Further consideration would be given to design, materials, height, scale and massing and before the application would go before the Planning Committee, a site inspection would be held.

SITE INSPECTION PARTY

1 March 2016 - Members viewed the site from Pavilion Place, the Meeting House and alongside the Courts building. The impact of the proposed building was considered from the garden area of the Meeting House, particularly in terms of overlooking. In addition, the impact of the new 'tower' section of the building in terms of dominance and overlooking was considered in relation to residential amenity for the residents living in Pavilion Place. The frontage elevation was viewed in relation to the Premier Inn and the Courts buildings and the potential overlooking into the adjacent Courts building was also considered.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials

- 4) Prior to any works commencing on site, a Construction Environmental Management Plan (CEMP) which shall include details of construction traffic management relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimize the creation and impact of noise, vibration, dust, waste resulting from the site preparation and construction phases of development. Once approved the CEMP shall be adhered to at all times, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the environment of the site and surrounding areas.
- 5) No construction work shall not take place outside the following times: 8 am to 6pm Monday to Fridays, 8am to 1 pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interest of residential amenity.
- 6) No part of the development shall be occupied until a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To maximise the opportunities for sustainable travel to and from the site, in accordance with Paragraph 36 of the National Planning Policy Framework.
- 7) Prior to commencement of the development a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. This report shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, guests and events. If, following the above assessment further 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 Local Planning Authority and shall be implemented prior to and throughout the occupation of the development.
Reason: In the interests of residential amenity and to safeguard the working conditions of employees working in the vicinity of the site
- 8) Prior to commencement of the development, details shall be submitted to the Local Planning Authority of secure cycle parking provision for the development. Development shall not be commenced until such details have been agreed in writing by the Local Planning Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details and maintained for those purposes thereafter.
Reason: To provide adequate facilities for sustainable transport.
- 9) The building shall not be used for intended purpose until the details of the obscure glazing to be installed within the north east elevation of the proposed building has been submitted to and agreed in writing with the Local Planning Authority and thereafter maintained in accordance with these details at all times.
Reason: To safeguard the amenities of the nearby Courts building and prevent overlooking and loss of privacy.
- 10) Notwithstanding the requirements of Condition 2 of this planning permission, no work shall commence on either phase of development hereby approved until full details of the following, insofar as they relate to that phase of development, 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:
 - a) windows to include materials, means of opening, reveals, cills and headers;
 - b) external doors;
 - c) rainwater goods;
 - d) lighting;

- e) treatment of boundaries;
- f) refuse storage;
- g) CCTV cameras and location;
- h) ventilation systems for basement car park.

Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.

- 11) No development shall take place unless and until details of bat and swift boxes have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.

Reason: To ensure that the wildlife opportunities associated with the site are maximised in the interests of biodiversity.

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,
Civic Centre, Paris Street, Exeter: Telephone 01392 265223