

PLANNING COMMITTEE

Monday 1 October 2018

Present:-

Councillor Sutton (Chair)

Councillors Lyons, Bialyk, Denham, Edwards, Foale, Harvey, Mrs Henson, Morse, Thompson and Vizard M

Apologies

Councillors Branston and Prowse

Also Present

Assistant City Development Manager, Principal Project Manager (Development) (MD),
Principal Project Manager (Development) (MH) and Democratic Services Officer
(Committees) (HB)

171

MINUTES

Subject to Min. Nos. 167 and 168 referring to the applications being those of Exeter City Council, the minutes of the meeting held on 3 September 2018 were approved and signed by the Chair as correct.

172

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

173

PLANNING APPLICATION NO. 18/1007/OUT - DEVON AND CORNWALL CONSTABULARY POLICE TRAINING COLLEGE, ALDERSON DRIVE, EXETER

The Assistant City Development Manager reported that the applicant for the demolition of existing buildings and construction of a mixed use development at the above site had requested that the application be deferred. This request had been made in order to provide more time to resolve highway issues with the Local Highway Authority.

RESOLVED that the application be **DEFERRED**.

174

PLANNING APPLICATION NO. 18/0886/18 - 78-84 BOVEMOORS LANE, EXETER

The Principal Project Manager (Development) (MH) presented the application for the demolition of two no. residential buildings containing four no. flats and 30 no. garages, and redevelopment of site comprising construction of 10 no. three bed, four person terraced houses and associated access and parking.

The applicant was Exeter City Council.

Responding to Members, the Principal Project Manager (Development) (MH) confirmed that South West Water were satisfied with the drainage design details and that a disabled resident adjacent to the development would be able to access the parking bays. He also advised that these passiv house properties would be sold on the open market.

The recommendation was for approval, subject to the conditions as set out in the report.

RESOLVED that planning permission for the demolition of two no. residential buildings containing four no. flats and 30 no. garages, and redevelopment of site comprising construction of 10 no. three bed four person terraced houses and associated access and parking be **APPROVED**, subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- (2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 7th June, 9th and 21st August, and 3rd, 13th and 26th September 2018 (*dwg. nos. AL(0)40/500 Rev T1, AL(0)40/501 Rev C4, AL(0)401BL Rev P5, AL(0)402BL Rev P3, AL(0)403BL Rev P5, LL(0)400BL Rev C-03, LL(0)470-BL Rev C-03, E1206-GSA-TR-DR-A-2206 Rev C1, 170501/BL/100, 170501/BL/101 and 170501/BL/110 Rev D and 170501/BL/111 Rev D*, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- (3) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- (4) No part of the development hereby approved shall be brought into its intended use until the on-site parking facilities and access thereto, have been provided in accordance with the requirements of this permission. Thereafter the said facilities shall be retained for those purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- (5) Prior to occupation of the development hereby permitted, secure cycle parking shall be provided as shown on drawing no. AL(0)40/501 Rev C2, and the cycle parking shall be maintained at all times thereafter.
Reason: To ensure that cycle parking is provided, to encourage travel by sustainable means in accordance with Local Plan policy T3.
- (6) **Pre-commencement condition:** A Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development on site and adhered to during the construction period. This should include details of monitoring and mitigation measures to control the environmental impact of

the development during the construction and demolition phases, including site traffic and traffic routing, the effects of piling and emissions of noise and dust. The CEMPs 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 works, in order to discuss forthcoming work and its environmental impact.

Reason for pre-commencement condition: In the interest of the environment of the site and surrounding areas. This information is required before development commences to ensure that the impacts of the development works are properly considered and addressed at the earliest possible stage.

- (7) The development shall be implemented in accordance with the approved remediation scheme (from South West Geotechnical Ltd Report No. 8851b, August 2018 Version 2) unless otherwise agreed in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An updated investigation and risk assessment must be undertaken, and where remediation is necessary an updated remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of 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.

- (8) 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.

- (9) Each of the dwellings hereby approved shall incorporate an integral bat/bird nesting box in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The dwellings shall not be occupied until they have been completed in accordance with the approved details.

Reason: To ensure that the scheme makes a positive contribution to the enhancement of the ecological interest of the site.

- (10) Within 1 month of occupation all occupants of the new dwellings hereby approved shall be provided with a residential travel pack containing details (and maps if appropriate) of walking and cycling routes in the area and their links to wider networks within the city, and timetables and routes of public transport provision in the area.

Reason: To encourage the adoption of sustainable modes of transport and minimise reliance on private motor vehicles.

- (11) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and any Order revoking and re-enacting that Order with or without modification, no development of the types described in the following Classes of Schedule 2 shall be undertaken on any of the dwellings comprised in this consent without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:-
Part 1, Class A extensions and alterations
Part 1, Classes B and C roof addition or alteration
Part 1, Class D porch
Part 1, Class E swimming pools and buildings incidental to the enjoyment of the dwelling house
Reason: In order to protect residential amenity and to prevent overdevelopment.

175 **PLANNING APPLICATION NO. 18/0890/18 - THORNPARK RISE AND BIRCHY
BARTON HILL**

The Principal Project Manager (Development) (MH) presented the application for the demolition of 54no. garages and redevelopment of site comprising construction of nine no three bed, four person terraced and semi-detached houses and associated access and parking.

The applicant was Exeter City Council.

Responding to Members, the Principal Project Manager (Development) (MH) confirmed that South West Water were satisfied with the drainage design details and he also advised that these passiv house properties would be sold on the open market.

The recommendation was for approval, subject to the conditions as set out in the report.

RESOLVED that planning permission for the demolition of 54no. garages and redevelopment of site comprising construction of nine no three bed four person terraced and semi-detached houses and associated access and parking be **APPROVED**, subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- (2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 8th June, 9th and 21st August, and 3rd and 13th September 2018 (dwg. nos E1206-GSA-TR-DR-A-501 Rev C2, AL(0)201TR Rev P6, AL(0)202TR Rev P6, AL(0)203TR Rev P6, AL(0)204TR Rev P7, E1206-GSA-TR-DR-A-500 Rev P6, AL(0)205TR Rev P3, AL(0)206TR Rev P2, E1206-GSA-TR-DR-A-2206 Rev C1 and 170501/TR/104 Rev B) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.

- (3) In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- (4) No part of the development hereby approved shall be brought into its intended use until the on-site parking facilities and access thereto, have been provided in accordance with the requirements of this permission. Thereafter the said facilities shall be retained for those purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- (5) Prior to occupation of the development hereby permitted, secure cycle parking shall be provided as shown on drawing no. E1206-GSA-TR-DR-A-501 Rev C2, and the cycle parking shall be maintained at all times thereafter.
Reason: To ensure that cycle parking is provided, to encourage travel by sustainable means in accordance with Local Plan policy T3.
- (6) The development hereby approved shall be implemented in accordance with provisions and recommendations set out in the Construction Environmental Management Plan prepared by EBC on behalf of the applicant and which was submitted to the Local Planning Authority by email dated 28th September 2018 (from Scott Moore of BakerRuff Hannon).
Reason: In the interest of the environment of the site and surrounding areas.
- (7) The development shall be implemented in accordance with the approved remediation scheme (from South West Geotechnical Ltd Report No. 8851d, August 2018 Version 2) unless otherwise agreed in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An updated investigation and risk assessment must be undertaken, and where remediation is necessary an updated remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of 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.
- (8) 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.

- (9) Within 1 month of occupation all occupants of the new dwellings hereby approved shall be provided with a residential travel pack containing details (and maps if appropriate) of walking and cycling routes in the area and their links to wider networks within the city, and timetables and routes of public transport provision in the area.

Reason: To encourage the adoption of sustainable modes of transport and minimise reliance on private motor vehicles.

- (10) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and any Order revoking and re-enacting that Order with or without modification, no development of the types described in the following Classes of Schedule 2 shall be undertaken on any of the dwellings comprised in this consent without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:-

Part 1, Class A extensions and alterations

Part 1, Classes B and C roof addition or alteration

Part 1, Class D porch

Part 1, Class E swimming pools and buildings incidental to the enjoyment of the dwellinghouse

Reason: In order to protect residential amenity and to prevent overdevelopment.

176

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The report of the City Development Manager was submitted.

RESOLVED that the report be noted.

177

APPEALS REPORT

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

178

SITE INSPECTION PARTY

RESOLVED that the next Site Inspection Party will be held on Tuesday 16 October at 9.30 a.m. The Councillors attending will be Harvey, Sutton and Bialyk.

(The meeting commenced at 5.30 pm and closed at 5.55 pm)

Chair