

Planning Committee Report 22/0313/FUL and 22/0384/LBC

1.0 Application information

Number:	22/0313/FUL and 22/0384/LBC
Applicant Name:	Mr Andy Marshall
Proposal:	Redevelopment of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road (Amended plans).
Site Address:	Honeylands Hospital For Children, Pinhoe Road, Exeter
Registration Date:	7 March 2022
Link to Documentation:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8DTVJHBM9600
Case Officer:	Howard Smith
Ward Member(s):	Cllr Allcock, Cllr Williams, Cllr Morse.

Reason application is going to committee: Major application with objections.

2.0 Summary of recommendation:

APPROVE subject to conditions.

3.0 Reason for the recommendation:

The site previously is developed and is in sustainable location with access to a range of services and transport links. The harm to the Listed Building of the proposals is considered to be outweighed by the positive benefits of the scheme, and the loss of the Common Yew tree considered justified. The proposal, subject to the imposition of conditions including replacement landscaping, is considered to accord with the Development Plan as a whole. The Council cannot currently demonstrate a five year housing land supply, though the shortfall is modest, the 'tilted balance' in favour of sustainable development set out in the NPPF is therefore engaged when considering the application for a residential institution.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	<p data-bbox="808 243 1369 674">The site is previously developed and located within the urban area. It is accessible by a range of modes of transport and well located in relation to local services. The former use having ceased and relocated there is no objection in principle to the redevelopment of the site for a care home which is considered to accord with policies AP1 and AP2 of the Exeter Local Plan 1st Review and the Objectives of the Exeter Core Strategy.</p> <p data-bbox="808 726 1369 1125">The National Planning Policy Framework recognises that the need to provide housing for older people is critical, and that older people have a wide range of housing needs. Core Strategy Policy CP5 seeks to ensure that the supply of housing meets the needs of all members of the community and therefore should include housing catering to the specific needs of older people.</p> <p data-bbox="808 1178 1369 1276">Consequently the provision of care home accommodation on the site is considered acceptable in principle.</p>
Impact on Heritage Assets	<p data-bbox="808 1297 1369 1434">The existing building is increasingly falling into disrepair since the former use ceased. The setting of the original building has been lost to development.</p> <p data-bbox="808 1486 1369 1707">The proposals retain the central part of the building which is of greatest heritage value. The extensions to be removed have a negative impact on the building and there is no objection to the proposed demolitions.</p> <p data-bbox="808 1759 1369 1896">There is a WWII era modular bomb shelter in the grounds which is it proposed to record and, if possible, relocate off site.</p>

Issue	Conclusion
	<p>The net impact on Heritage Assets is considered positive.</p>
<p>Impact on landscape assets</p>	<p>There are a number of trees on the site which make an amenity contribution to the site but also to the wider landscape. Three trees have been considered worthy of preservation. Two of which are retained in the proposed layout. The new access proposed necessitate the removal of the Common Yew on Pinhoe Road frontage. Given the necessity or removal for highway safety reasons it is considered acceptable provided replacement planting is secured.</p>
<p>Impact on amenity</p>	<p>The proposals are not considered to result in unacceptable impact on the amenity on neighbouring dwellings, the Children's Centre or the school in the operation phase of the care home through overlooking, overbearing or loss of light.</p> <p>Conditions to secure control of construction activities are proposed.</p>
<p>Access and Parking</p>	<p>It is proposed that the exiting access through Lammacraft Drive is stopped up. The Highway Authority have advised that the proposed new access on to Pinhoe Road is considered acceptable in highways terms.</p> <p>Cycle parking and EV Charging points are provided within the parking areas.</p> <p>The access and parking arrangements are considered to accord with the aims of local with the Council's standards in Policy T10 and the Sustainable Transport SPD.</p>
<p>Scale, design, impact on character and appearance</p>	<p>The proposals have been amended since first submitted to improve the</p>

Issue	Conclusion
	quality of architectural treatment of the façade on to Pinhoe Road. The wall and hedge fronting Pinhoe Road are retained, except for the new entrance being formed. The area is residential in nature and the design, scale height and materials of the buildings is considered acceptable in this setting.
Economic benefits	Construction and operation phase benefits will accrue form the development.
Healthcare Impact	The NHS has sought contributions towards GP surgeries provision however the Care Home operators have their own private GP contract so would have no impact upon local capacity. Acute Service contributions are not considered robustly justified.
Impact on Ecology	<p>Due to the nature of the residential accommodation proposed, it has been concluded that the proposed development will not have likely significant effects on the European sites.</p> <p>Relevant site surveys and investigations have been undertaken, including protected species surveys, and it is considered that the impacts of the proposed developments are acceptable given that the recommended mitigation measures can be secured by condition and that there is capacity to deliver these measures on site.</p>

5.0 Description of site

The application site on the south side of Pinhoe Road is 0.75 hectares of landscaped gardens with the predominantly two storey Grade II listed building on the eastern boundary. This formerly housed the Honeylands Children's Centre and has operated as a children's hospital or medical facility since the 1920s. The former Honeylands Children's Centre operated until 2012 when it became surplus to NHS requirements with Honeylands Specialist Children's Assessment Centre constructed on adjacent land.

Honeylands House was constructed as a neo-classical villa between 1801 and 1838 in the Greek-Revival style. The building was used as a TB Sanatorium and later in it was a Children's Centre. Due to its special architectural and historic interest, the house is listed at grade II due to its national significance. It has been altered and extended, both in residential and more extensively in institutional use, and the majority of the original extensive landscaped grounds of the house have been lost to development and to highway alterations in Pinhoe Road. Much of the internal layout of the original dwelling and many details have however survived.

The site is on the brow of a hill on Pinhoe Road in an area of predominantly residential development. The site contains a number of mature trees which are prominent in wider views. Immediately adjacent the site to the east is the current Honeylands Children's Assessment centre in a modern building and Vbranch House School. Vbranch House School provides education, treatment and welfare for children with physical difficulties.

The site lies close to Whipton Village centre and to Polsloe Bridge which provide a range of local services.

6.0 Description of development

Redevelopment of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road.

The proposed accommodation is arranged as two-storey wings both sides of and connecting behind and to the original dwelling which is retained. Later additions and extensions are substantially removed including the three storey element. The internal layout of the original dwelling is largely retained with a notable a new access through the side wall to connect to the new reception area.

A new vehicular and pedestrian access is formed on to Pinhoe Road, and parking and turning provision is accommodated on a loop road within the site.

7.0 Supporting information provided by applicant

Drawings and Plans
Planning Statement
Design and Access Statement
Heritage Assessment
Geophysical Survey

Ecology Report
Bat Emergence Study
Transport Statement
Tree Survey and Protection Plan
Noise Assessment
Flood Risk and Drainage Assessment
Sustainability Statement

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
18/1525/FUL	Part demolition, refurbishment and up to 3-storey extension of Honeylands House and associated parking and landscaping to form 45 units of retirement living accommodation and siting of an electricity substation.	Withdrawn	10.02.2022
18/1526/LBC	Part demolition and part refurbishment of Honeylands House and redevelopment of the site to form 45 units of retirement living accommodation with associated parking, landscaping and siting of an electricity substation.	Withdrawn	10.02.2022

9.0 List of constraints

Listed Building – Grade II Honeylands House
Unlisted Heritage Assets – Bomb Shelter
Trees of High Amenity Value
Sensitivity of neighbouring occupiers to disturbance

10.0 Consultations

All consultee responses can be viewed in full on the Council's website.

Historic England: The proposed loss of the tower offers a positive opportunity to better reveal the significance of the grade II listed Honeylands. However, the erosion of the rear service ranges and the 2 substantial extensions introduce a certain level of conflict. Opportunities should be sought to avoid and minimise any potential conflict, input from the Design Review Panel may assist in this aspect of the scheme (NPPF, Para 195). The council will need to consider any harm within the wider planning balance ensuring that great weight is given to the asset's conservation (NPPF, 199 and 202).

Natural England: This development falls within the 'zone of influence' for the Exe Estuary SPA, as set out in the Local Plan and the South East Devon European Sites Mitigation Strategy (SEDEMS). It is anticipated that new housing development in this area is 'likely to have a significant effect', when considered either alone or in combination, upon the interest features of the SAC/SPA due to the risk of increased recreational pressure caused by that development. In line with the SEDEMS and the Joint Approach of Exeter City Council, Teignbridge District Council and East Devon District Council, we advise that mitigation will be required to prevent such harmful effects from occurring as a result of this development. Permission should not be granted until such time as the implementation of these measures has been secured. Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Devon and Somerset Fire and Rescue service have no objections to the proposals but would like to highlight a few points for the developers: The proposed scheme should comply with Approved Document B or the functional requirements, at the early stages it is ensuring access for firefighting and emergency vehicles is complied with and provision of hydrants as appropriate, recommended for a building of this nature sprinklered throughout. We are happy to pre-consult on the design.

Devon and Cornwall Police: Given that the area has suffered from anti-social behaviour and the nature of the site housing vulnerable members of society, it is vital that designing out crime principles are considered and implemented in the design of the scheme. Following the receipt of amended plans: I note and appreciate the amendments made that have introduced additional boundaries that will help to clearly define public and private / semi-private space as well as restricting and controlling movement throughout the site. Further recommendations provided.

South West Water is able to provide clean potable water services from the existing public water main and foul sewerage services from the existing public foul or combined sewer in the vicinity of the site. The proposed surface water disposal for its development, please note that method proposed to discharge via SuDS (rain

garden, permeable paving) and attenuation tank into a public surface water sewerage network at a maximum discharge rate of 13.5 litre/sec as per Drawing No 1001_PDL-101 Rev D in Appendix C of the Flood Risk & Drainage Technical Note (dated 21.02.2022) is acceptable and meets with the Run-off Destination Hierarchy.

NHS Devon Clinical Commissioning Group response has been informed by the Devon Health Contributions Approach: GP Provision which was jointly prepared by NHS England and Devon County Council. The CCG's concern is that the combined surgeries of Whipton Surgery and Southernhay House Surgery – The Branch Surgery are already over capacity within their existing footprint therefore it follows that to have a sustainable development in human health terms the whole local healthcare provision will require review. The combined surgeries already have 7,542 patients registered between them and this new development will increase the local population by a further 64 persons. Taking this into account and drawing upon the document "Devon Health Contributions Approach: GP Provision document" which was agreed by NHS England and Devon County Council, the following calculation has been made: Based on a residential development of 64 dwellings, the increased population from this development is 64, additional [GP Surgery] space required is 5.12m² and the total contribution required is £16,384.

Royal Devon University Healthcare NHS Foundation Trust is currently operating at full capacity in the provision of acute and planned healthcare. It is further demonstrated that this development will create potentially long term impact on the Trust ability provide services as required. The Trust's funding is based on previous year's activity it has delivered subject to satisfying the quality requirements set down in the NHS Standard Contract. Quality requirements are linked to the on-time delivery of care and intervention and are evidenced by best clinical practice to ensure optimal outcomes for patients. The contract is agreed annually based on previous year's activity plus any pre-agreed additional activity for clinical services. The Trust is unable to take into consideration the Council's housing land supply, potential new developments and housing trajectories when the contracts are negotiated. Further, the following year's contract does not pay previous year's deficit retrospectively. This development creates an impact on the Trust's ability provide a services required due to the funding gap it creates. The contribution sought is to mitigate this direct impact. S 106 of the Town and Country Planning Act 1990 (as amended) allows the Local Planning Authority to request a developer to contribute towards the impact it creates on the services. The contribution in the amount £34,547.00 sought will go towards the gap in the funding created by each potential patient from this development. Without the requested contribution, the access to adequate health services is rendered more vulnerable thereby undermining the sustainability credentials of the proposed development due to conflict with NPPF and Local Development Plan policies.

Devon County Council Children's Services has reviewed the above planning application. We note the views that Vbranch House School has already expressed with regard to proximity of the development, loss of privacy and overlooking

concerns. The Design & Access statement takes into account the close proximity of Vranth House School and notes that further to discussions with the school there has been a subsequent redesign to reduce the potential of overlooking. The Education Authority fully supports these measures and expect them to be integral to the design of the new building. We would also encourage and welcome any further mitigation measures to minimise the impact of the proposed development on the existing school site, the school community and its operation.

DCC Local Highway Authority

Traffic Impact: The proposal would likely generate 6 traffic movements in the AM peak and 7 in the PM peak. It is the opinion of the Highway Authority that this would not place the local highway network over capacity and it would therefore be unreasonable to recommend refusal under section 9 paragraph 111 of the National Planning Policy Framework (NPPF).

Highway Safety: There has been one recorded personal injury collision within close proximity to the proposed access, however it would seem that this was not due to highway safety and down to driver error.

Vehicular Access: The proposals include vehicular access via a new access on Pinhoe Road which shows visibility splays of 2.4m x 43m. It is noted that there is a bus stop which passes close to the proposed visibility splay to the east. The Highway Authority would raise no objection to the access as shown. This does mean that there is a tree in the western visibility splay but this will be a matter for the planning officer to weigh up between highway safety and the arboriculture report. The Highway Authority have reviewed the access arrangement and are satisfied with the proposals. The access and all off-site works (including the closure of the existing access and reinstatement of footway) must be delivered via a S278 agreement with the Highway Authority.

Pedestrian & Cycle Access: Pedestrian and cycle access will be adjacent to the vehicular access. This appears to have sufficient width to access the site and help to promote non-vehicular movements.

Refuse / Servicing / Emergency Access: Looking at the proposed access, it is the opinion of the Highway Authority that there is sufficient space for a fire appliance can enter and exit the site in a forward gear.

Car Parking: The proposal includes the provision of 27 spaces which is lower than other care homes in Exeter. Ultimately parking is a matter for the LPA to consider.

The Transport Statement notes that there are to be 2 electric vehicle charging points. It might be beneficial to provide more but the electric charging points must be available prior to first occupation.

Cycle Parking: There will be a total of 16 secure and sheltered cycle parking spaces will be provided onsite for residents, staff and visitors, including 5 spaces for electric cycle charging. This does appear to be in line with local policy.

CTMP: If the application is permitted, a construction traffic management plan will be requested by way of planning conditions. This is to mitigate the impact of the construction and associated traffic to the operation of the local highway/footway/cycle networks.

The Highway Authority have reviewed the development proposals and does not wish to raise an objection subject to the inclusion of planning conditions, informatives, and agreements

DCC Flood Risk and Drainage: No in-principle objection to the above planning application at this stage, the applicant must submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

DCC Waste Planning: No comments received. Standard Waste Audit Condition proposed.

Living Options Devon is a visitor's wheelchair accessible toilet included and storage/charging facilities for mobility scooters included?

ECC Heritage Officer: Honeylands is Grade II Listed due to its significant architectural and historical merit, however numerous 20th Century additions and the institutional use of the building have combined to diminish the significance of the asset. The Villa is now in very poor condition due to vandalism and neglect, and should be considered to be at risk of total loss.

The proposed development would significantly alter the setting of the building, with the demolition of most of the 20th century additions and addition of two new ranges of considerable size and associated landscaping. The proposal would also require the removal of the 1941 Air Raid Shelter which remains substantially intact.

The applicant has responded positively to feedback and has altered the proposal in response, the investment in the repair and sensitive reinstatement of the Listed building is of considerable benefit to the asset and in my opinion the demolition and rationalisation of the additional structures is acceptable in that it represents a cohesive scheme which maintains the primacy of the Villa. The additional buildings will inevitably reduce the parkland setting, however the parkland setting has been diminished in the 20th century to a garden setting which will for the most part be retained.

The loss of the air raid shelter is regrettable, however it is constructed in sectional concrete and is of a type issued by central government and is therefore not specific to this location. With that in mind the applicant have indicated that they are willing to meet the cost of donating the structure to a museum. The Cobbaton Combat Collection in North Devon have expressed an interest in acquiring the shelter where it would be used to facilitate their schools offer. If upon later examination the shelter is in too poor condition to dismantle and rebuild, the principle of preservation by record could be observed and secured by condition.

For these reasons I advise that the harm to the setting of the Listed Building is outweighed by the positive benefits of the scheme and the proposal meets the criteria for approval under national and local guidance.

ECC Tree Officer: The loss of trees (T2-T11) and hedges (H1 (part) H2 and H3) is of course regrettable, but understandable given their limited stature, indifferent quality and the need to make way for the new development. Removed trees will need to be mitigated for by a significantly robust planting scheme that is to be approved by the council's Landscape officer. The Arboricultural survey identified four key trees (BS5837 Cat A). The key trees consist of a mature Common yew - T1, a semi-mature London plane - T7 a mature Sweet chestnut - T10, and a mature Deodar cedar (off site) - 0/T2. These trees are considered to make a significant contribution to the visual amenity value and character of the area. The retained trees (T7, T10 and 0/T2) are expected to provide continued benefits and would enhance any new development. Due to the importance of these key trees, it is recommended that they are protected by the creation of a new Tree Preservation Order, so that they are afforded long term protection. The proposal includes the removal of T1 – Common yew (Cat A), because of its position and the need to create highways access and associated visibility splay. The loss of this tree would undoubtedly result in a negative impact on the visual amenity of the local area. If the removal of the tree is necessary to achieve safe access, provided the removal of this tree is addressed by a significant and robust tree planting scheme, including the use of large established planting stock (extra heavy standards), it is considered that the loss can be adequately compensated for in the longer term.

ECC Environmental Health: Approval with conditions: CEMP, noise insulation, Contaminated Land, and plant noise.

ECC Ecology Advice: Further to the additional clarifications and Emergence Survey no objection are raised. Proposals are acceptable subject to conditions.

Whilst the use of the government's Biodiversity Metric (v3.1) is not currently mandated, the NPPF calls for measurable net gain. It is noted that Appendix 3 states that a min. of: ten integrated bird boxes, ten integrated bee bricks, six integrated bat roost features, and three habitat piles will be created within the grounds. These measures are welcome. Whilst it is not entirely clear what the level of net gain of bird nesting and bat roosting provisions is over and above the mitigation required for the

loss of habitat and roosts, it is recommended that these measures are secured via planning condition.

Compensatory bat roosts will be required to replace those destroyed. It is acknowledged that Natural England will accept bat boxes as mitigation for Brown long-eared roost (low numbers) loss. However, this does not represent like-for-like mitigation. It would be desirable to see a built-in void roost for this species if at all possible. In the absence of such, a planning condition should be used to secure the proposed integrated roost features.

A single sweet chestnut tree was recorded as having potential roost features for bats. A further survey of the tree was undertaken. The results confirm that the Potential Roost Features noted in the previous assessment were not suitable for bats to use as roosts. The updated report indicates the tree is to be retained. No mitigation is therefore required either to account for tree loss or for impacts from lighting.

The site is within a great crested newt (GCN) consultation zone. The ecological assessment has scoped out the presence of GCN onsite. Clarification regarding the habitat between the pond within the neighbouring school and the site was provided. Nothing further is required.

No evidence of badgers was found during the surveys. Precautionary mitigation is included in the report. It is recommended that this is expanded to include a pre-works check no more than one month prior to works commencing.

Nesting birds Habitat present considered to support a range of typical urban fringe species. Impacts from the removal/cutting of vegetation, construction activities, loss of habitat and increased disturbance are likely. Precautionary mitigation measures are included. The loss of nesting opportunities will be mitigated by integrated bird bricks, to include swift bricks. This should equate to/exceed a rate of one bird brick per dwelling in line with the ECC Residential Design Guide SPD (2010).

Common reptiles and amphibians assumed present. Therefore, potential impacts include direct killing and injury during pre-works and construction period. Precautionary mitigation measures are included.

Hedgehog suitable habitat present. Precautionary measures can be included to protect hedgehogs during pre-work and construction phases. Post development, any fencing within the grounds/development should be wildlife permeable (min. 13cm x 13cm gaps in gravel boards, walls etc).d subject to conditions requiring Construction Environmental Management Plan, Landscape and Ecological Management Plan and Lighting Strategy.

Exeter Cycling Campaign object to this application. Our objection is based on a number of concerns: Cycle storage / parking and Lack of ambition to meet the councils' policies for enabling half of journeys to be done by foot or bike.

RSPB supports the LPA Ecology Comments regarding the Biodiversity of the site. We strongly recommend that the advice contained in BS42021:20221 Integral Nest Boxes Selection and Installation for New Developments is taken into consideration as well, it's designed to create a relatively simple pathway for Planners, Ecologists and the Construction Industry to achieve "Best Practise". We have found that most species that nest in cavities in older buildings and mature trees will use swift boxes and recommend their use in all but exceptional circumstances, the "Standard" takes a similar view. We recommend that a Biodiversity Plan including the above is made a condition of the consent if granted.

11.0 Representations

The application has been advertised by neighbour letter, site notice and press notice.

15 objections received raising the following concerns:

- Impact on Vranh House school through overlooking, noise, disturbance
- Access on to Pinhoe Road not safe in this location
- Inadequate car parking proposed
- Will lead to parking in surrounding area
- Location of kitchen will cause nuisance
- Impact on trees
- Future use of site
- Too close to school boundary
- Loss of value to neighbouring houses
- Site should be safeguarded for children's services
- Impact on Listed Building
- Electricity Substation too close to dwellings

1 representation in support for the following reasons

- Urban area where development is to be expected.

12.0 Relevant policies

Government Guidance

National Planning Policy Framework (NPPF) (July 2021)

2. Achieving sustainable design
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting Sustainable Transport
11. Making effective use of land
12. Achieving well-designed places

15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Design Guide – Planning Practice Guidance

Core Strategy (Adopted 21 February 2012)

Core Strategy Objectives

CP1 – Spatial Strategy

CP3 – Housing

CP4 – Density

CP5 – Mixed Housing

CP7 – Affordable Housing

CP9 – Transport

CP10 – Meeting Community Needs

CP11 – Pollution

CP12 – Flood Risk

CP14 – Renewable and Low Carbon Energy

CP15 – Sustainable Construction

CP16 – Green Infrastructure, Landscape and Biodiversity

Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)

AP1 – Design and Location of Development

AP2 – Sequential Approach

H1 – Search Sequence

H2 – Location Priorities

H3 – Housing Sites

H5 – Diversity of Housing

H7 – Housing for Disabled People

T1 – Hierarchy of Modes

T2 – Accessibility Criteria

T3 – Encouraging Use of Sustainable Modes

T5 – Cycle Route Network

T10 – Car Parking Standards

C2 – Listed Buildings

C5 – Archaeology

LS4 – Nature Conservation

EN2 – Contaminated Land

EN3 – Air and Water Quality

EN4 – Flood Risk

EN5 – Noise

EN6 – Renewable Energy

DG1 – Objectives of Urban Design
DG2 – Energy Conservation
DG4 – Residential Layout and Amenity
DG5 – Provision of Open Space and Children’s Play Areas
DG6 – Vehicle Circulation and Car Parking in Residential Development
DG7 – Crime Prevention and Safety

Devon Waste Plan 2011 – 2031 (Adopted 11 December 2014) (Devon County Council)

W4 – Waste Prevention
W21 – Making Provision for Waste Management

Exeter City Council Supplementary Planning Documents

Affordable Housing SPD (April 2014)
Sustainable Transport SPD (March 2013)
Planning Obligations SPD (April 2014)
Trees and Development SPD (Sept 2009)
Archaeology and Development SPD (2004)

Devon County Council Supplementary Planning Document

Waste Management and Infrastructure SPD (July 2015)

13.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council’s website.

It is acknowledged that there are certain properties where they may be some impact. However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity and the conditions of the adjacent school is considered necessary in a democratic society in the interests of the economic well-being of the city and wider area and is proportionate given the overall benefits of the scheme in terms of provision of care home bed spaces.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of

land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

The provisions of the Childrens Act 2004 and the duty on the Council to consider the safeguarding of Children has been taken into account in making the recommendations below.

14.0 Public sector equalities duty

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have “due regard” to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

15.0 Financial issues

The requirements to set out the financial benefits arising from a planning application is set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report which is:-

- a) made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission; and

- b) contains a recommendation as to how the authority should determine the application in accordance with section 70(2) of the Town and Country Planning Act 1990.

The information or financial benefits must include a list of local financial considerations or benefits of a development which officers consider are likely to be obtained by the authority if the development is carried out including their value if known and should include whether the officer considers these to be material or not material.

Material considerations

Provision of 64 beds residential capacity with specialist care for the elderly.
Additional 50 FTE jobs created

Non material considerations

The adopted CIL charging schedule applies a levy on proposals that create additional new floor space over and above what is already on a site. This proposal is not CIL liable.

The proposal will generate Business rates in occupation.

16.0 Planning assessment

Principle of development

The site is previously developed land located within the urban area. It is accessible by a range of modes of transport and well located in relation to local services. The former use having ceased and relocated there is no objection in principle to the redevelopment of the site for a care home which is considered to accord with policies AP1 and AP2 of the Exeter Local Plan 1st Review and the Objectives of the Exeter Core Strategy.

The National Planning Policy Framework recognises that the need to provide housing for older people is critical, and that older people have a wide range of housing needs, including with care provision. Core Strategy Policy CP5 seeks to ensure that the supply of housing meets the needs of all members of the community and therefore should include housing catering to the specific needs of older people. It is accepted that there is a need for housing, which includes provision within residential institutions, which addresses the various challenges arising from an ageing population. Consequently the principle of provision of care home accommodation on the site is considered acceptable in principle.

Impact on Heritage Assets and Design

The existing Grade II Listed Building has fallen into disrepair since the former use ceased. It is currently at risk of total loss. The proposals retain the internal layout and remaining original features of the main range of the building and avoid any significant loss of fabric. The repair and restoration to use of the building is of considerable benefit to the asset.

The setting of the originally constructed dwelling has been lost to development through highways alterations and residential development in the former grounds. These impacts have occurred incrementally over a considerable span of time.

The proposals retain the central part of the building which is of greatest heritage value. The extensions to be removed have significance, however the demolition and rationalisation of those additional structures is acceptable in that it enables a cohesive scheme which maintains the primacy of the Villa and therefore there is no objection to the proposed demolitions.

The proposed new construction is designed as part single and part two storey and uses the fall in land levels from north to south across the site to maintain the primacy of the retained main range of the Listed Building.

There is a WWII era modular bomb shelter in the grounds which is it proposed to record and, if possible, relocate off site. A scheme of preservation with preference to re-siting the bomb shelter is proposed to be attached to any consent.

The net impact on Heritage Assets is considered positive, harm to the setting of the Listed Building being outweighed by the positive benefits of the scheme and the proposal meets the criteria for approval under national and local guidance including the aims of Policy C2 of the Exeter Local Plan and Section 16 of the NPPF.

The design and appearance of the proposed development is lead by the setting of the new built development within the curtilage of and linking to the retained main range of the building. The proposed new build elements are in brick and render with a parapet edge roof which is considered appropriate to the setting and to the character of the wider area. A glazed link to the main building is formed at single storey on the northern side which helps maintain the legibility of the building overall.

The development plan guides that sites should be developed at the highest density that can be achieved, whilst meeting criteria set out in other polices. The developable areas of the site are considerably constrained, and the benefit of a viable use for the building have been taken into consideration in accepting proposals for development close to the Northern boundary with Pinhoe Road. The proposals have been amended since first submitted to improve the quality of the façade on to Pinhoe Road and the building is set behind the exiting wall and hedge with private outdoor spaces immediately in front of the building. The wall and hedge fronting Pinhoe Road are

retained, except for the new site entrance being formed. The area is residential in nature and the design, scale height and materials of the buildings is considered acceptable in this setting.

A condition to secure the best BREEAM score achievable, whilst taking into account the need to protect the features of special character and interest of the Listed Building, is proposed to be attached to any consent. It is anticipated that the score will be below that necessary to achieve BREEAM excellent standard set by policy CP15 of the Exeter Core Strategy.

Impact on landscape assets

There are a number of identified key trees on the site which make an amenity contribution to the site but also to the wider landscape including in Pinhoe Road and in views from Hamlin Lane Playing Fields. Three trees within the site have been identified as being considered worthy of preservation. The proposals have been amended to better protect two key trees within (London Plane and Sweet Chestnut) the site but also a key tree (Deodar Cedar) in the grounds of Vranck House School the root protection area and canopy of which extend into the site.

One tree (Common Yew) on the Pinhoe Road frontage is proposed to be removed to achieve safe vehicular access. The necessity or removal for highway safety reasons confirmed by the Highway Authority and the views of the Tree Officer that loss can be adequately compensated for in the longer term provided the removal of this tree is addressed by a significant and robust tree planting scheme secured by condition. The landscape scheme should also compensate for the other trees proposed to be removed which are not suitable for preservation order. A Tree Preservation Order is proposed for the retained Key Trees. On this basis the loss of the Common Yew tree is considered acceptable.

Impact on amenity of neighbouring properties

The dwellings on Lammacraft Drive adjoin the site to the west and are separated from new buildings by distance of 28m at closest point. Areas of car parking are proposed close to boundary but with hedge planting to soften that relationship and restrict direct access to the fenced boundary.

A concern has been raised regarding the proposed electricity substation. However this is located 19m from the nearest dwelling. The operation and safety such electrical infrastructure is governed by separate legislation. However the distance of separation is considered adequate for the required standard to be achieved.

The proposals are not considered to result in unacceptable detriment to the amenity of adjoining residential occupiers.

The south and east boundaries of the site adjoin the Honeylands Children's Assessment Centre and Vranck House School which. Vranck House is a day school which provides education and healthcare for children nominated by the education authority and who have physical and other special educational needs. It is acknowledged that these uses have a particular sensitivity to some types of nuisance impacts and a desire to retain privacy.

The former use of the site had a high degree of synergy with the adjoining school site, however that use has ceased and the site has been vacant for a number of years with windows facing the eastern boundary boarded up. The lawful use of site is as a healthcare use and buildings could be brought into such use without planning consent. A residential care home is not considered to be an inherently bad neighbour to a school site.

The Assessment Centre and School site are laid out with a car park in the northern part of the site boundary, buildings with circulation and play spaces in the central part of the boundary and gardens paces adjoining the southern part of the boundary. The design and layout of the proposed development has responded to this by orientating the layout of the building to face away from the boundary and accommodating the kitchens with extract at the northern part of the site where they adjoin car parking areas on the neighbouring land. The height of proposed building is two storey at height and is in part sunken in to the reducing site levels. Windows facing the eastern boundary at a raised level have been kept to a minimum through the internal arrangement of the building. In the southern part of the site the footprint of the development has been amended since first submitted to move the residential southern wing to be further from the site boundaries, with windows of habitable rooms being no closer than 12 metres from the site boundary, and it is proposed through means of enclosure and landscaping to ensure that the open space created in the south eastern corner of the site is used as visual amenity, with private sitting out space, rather than a communal garden space.

The proposals are not considered to result in unacceptable impact on the amenity on neighbouring dwellings, the Children's Centre or the school in the operational phase of the care home use and buildings through overlooking, overbearing or loss of light.

Conditions to secure control of construction activities are proposed. The demolition and construction will be in close proximity to the Children's Centre and the school and the applicant will be encouraged to maintain dialogue with the school through construction phase in the interests of minimising construction impacts on the school through noise, vibration, dust, overlooking and other potential nuisance.

Access and Parking

It is proposed that the exiting access from Pinhoe Road through Honeylands Drive and Lammacraft Drive is stopped up. The Highway Authority have advised that the proposed new access on to Pinhoe Road is considered acceptable in highways terms. They have confirmed that the visibility spays and access arrangement are appropriate for this location on Pinhoe Road which is a 30mph restriction in this location. This is provided the Common Yew tree is removed as discussed above.

27 car parking spaces (including 3 disabled spaces), cycle parking for visitors and staff are accommodated with this site in an acceptable layout with provision made for deliveries and turning so as that vehicles can leave the site in forward gear.

Cycle parking is provided in enclosed stores for employees and outside the reception entrance for visitors. EV Charging points are provided within the parking areas for the apartments. The access and parking arrangements are considered to accord with the aims of local with the Council's standards in Policy T10 and the Sustainable Transport SPD.

Scale, design, impact on character and appearance National Design Guide and Local Plan Policies DG1, DG2 and DG4, DG6 and DG7 set out our approach to residential design.

Economic benefits

Construction phase benefits through construction employment and in operation phase thought 50 FTE posts will accrue form the development.

Healthcare Impacts

The NHS Devon CCG has sought contributions towards GP surgeries provision based on a development of 64 dwellings and a population increase of 64 persons.

The NHS GP contribution request appears to be based on an Extra Care residential use of 64 residents rather than Care Home use. However the Care Home operators have their own private GP contract so would have no impact upon local capacity.

Royal Devon Universities Healthcare Foundation Trust, requesting a contribution of £34,547.00 from the development towards the cost of providing provision of acute and planned healthcare for the increased population resulting from the development. In the absence of such a contribution the Trust objects to the application. It is however considered that, among other matters, insufficient information has been provided of how this arises as new demand, what this contribution would be spent on, and whether it meets the 'tests' for planning obligations specified in CIL Regulation 122(2) and NPPF 2021 section 57.

Impact on Ecology

The application has been screened to determine whether it is likely to have a significant effect on the European sites. Due to the nature of the residential accommodation proposed, it has been concluded that the proposed development will not have likely significant effects on the European sites in question, either alone or in combination with other residential developments in Exeter, as it is unlikely to result in increased visitor pressures on the protected habitats.

The relevant site surveys and investigations have been undertaken to the appropriate standards, including protected species surveys. It is considered that the impacts of the proposed developments are acceptable given that the recommended mitigation measures can be secured by condition, and that there is capacity to deliver these measures on site.

17.0 Conclusion

The site is previously developed and is in sustainable location with access to a range of services and transport links. The harm to the Listed Building of the proposals is considered to be outweighed by the positive benefits of the scheme, and the loss of the Common Yew tree considered justified. The proposal, subject to the imposition of conditions including replacement landscaping, is considered to accord with the Development Plan as a whole. The Council cannot currently demonstrate a five year housing land supply, though the shortfall is modest, the 'tilted balance' in favour of sustainable development set out in the NPPF is therefore engaged when considering the application for a residential institution.

18.0 Recommendations

Planning Application 22/0313/FUL:

APPROVE subject to the following conditions (which may be varied):

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 and 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 7 March 2022, as modified by details received 29 and 30 June (including the plans listed below), and by conditions of this consent.

7 March 2022

Existing Building - Demolition Plans

PL03 A Site Demolition Plan

Listed Building drawing set SK020-SK039 RevA

29 June 2022

Landscape Plan 05367 LSP Rev B 27.6.22[51]

30 June 2022

9588-PL06B Proposed Site Boundary Plan[33]

9588-PL07C Proposed Lower Ground Floor Plan[14]

9588-PL08C Proposed Ground Floor Plan[29]

9588-PL09C Proposed First Floor Plan[63]

9588-PL10B Proposed Roof Plan[16]

9588-PL11D Proposed Elevations 1[16]

9588-PL12C Proposed Elevations 2[76]

9588-PL13C Proposed Elevations 3[96]

9588-PL14B Proposed Sections[10]

9588-PL18 Proposed Boundary Treatment - Fence Detail[38]

9588-PL05L Proposed Site Plan[97]

1001-PHL-101-F[5] Highway Access

Reason: In order to ensure compliance with the approved drawings.

3) Pre-commencement condition: No materials shall be brought onto the site or any development commenced, until the developer has erected tree protective fencing around all trees or shrubs to be retained, in accordance with plan ref Tree Protection Plan 05367 LSP Rev B 27.6.22[51] received 29 June 2022, or such other plan that shall previously have been submitted to and approved in writing by the Local Planning Authority. This plan shall be produced in accordance with BS 5837:2012 - Trees in Relation to Design, demolition and construction. The developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority. No materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by written permission of the Local Planning Authority. Where such permission is granted, soil shall be removed manually, without powered equipment.

Reason for pre-commencement condition - To ensure the protection of the trees during the carrying out of the development. This information is required before development commences to protect trees during all stages of the construction process.

4) Prior to commencement of construction a Waste Audit Statement, that includes the below points, shall be submitted to and approved in writing by the LO

- The amount of construction waste in tonnes is also provided;
- The type of material the waste will arise from during construction;
- The method for auditing the waste produce including a monitoring scheme and corrective measures if failure to meet targets occurs;
- The predicted annual amount of waste (in tonnes) that will be generated once the development is occupied;
- Identify the main types of waste generated when development is occupied (If possible);
- Identify measures taken to avoid waste occurring; and
- Provide detail of the waste disposal method including the name and location of the waste disposal site.

Devon County Council has published a Waste Management and Infrastructure SPD that provides guidance on the production of Waste Audit Statements. This includes a template set out in Appendix B, a construction, demolition and excavation waste checklist (page 14) and an operational waste checklist (page 17). Following the guidance provided in the SPD will enable the applicant to produce a comprehensive waste audit statement that is in accordance with Policy W4: Waste Prevention of the Devon Waste Plan. This can be found online at:

<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/supplementary-planning-document>

Reason: In the interests of sustainable development and in accordance with Policy W4: Waste Prevention of the Devon Waste Plan.

5) No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase.
- b) The layout of the site including; parking of vehicles of site operatives and visitors, the areas for loading and unloading plant and materials, storage areas of plant and materials used in constructing the development.
- c) The means of enclosure of the site
- d) Wheel washing facilities and obligations
- e) Provisions to ensure the disposal of surface water so that none drains on to any County Highway
- f) Measures to monitor and control the emission of dust and dirt during construction
- g) No burning on site during construction or site preparation works

- h) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.
- i) Hours for construction working and deliveries, which unless otherwise agreed shall be from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays
- j) There to be no driven piling without prior consent from the LPA
- k) The proposed route of all construction traffic exceeding 7.5 tonnes
- l) Details of proposals to promote sustainable travel modes and car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
- m) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.
- n) A species mitigation strategy and accord with the structure and content detailed in the BS42020: 2013 Biodiversity: Code of Practice for Planning and Development.

The approved Statement shall be strictly adhered to throughout the construction period of the development

6) No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.

7) Prior to commencement of construction (excluding demolitions and site clearance), the developer shall submit to the Local Planning Authority for approval a detailed BREEAM design (interim) stage assessment report, to be written by a licensed BREEAM assessor, which shall set out the BREEAM score expected to be achieved by the building and the equivalent BREEAM standard to which the score relates. The building must be completed fully in accordance with any approval given. A BREEAM post completion report of the building is to be carried out by a licensed BREEAM assessor within three months of substantial completion of the building and shall set out the BREEAM score achieved by the building and the equivalent BREEAM standard to which such score relates.

Reason for pre commencement condition: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development. The design stage assessment must be completed prior to commencement of development because the findings may influence the design for all stages of construction.

8) A Lighting Strategy for agreement with the authority that minimises impacts from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice (BCT/ILP, 2018) guidance has been implemented. To include the provision of dark corridors that accord with Devon guidance 'Maintaining dark corridors through the landscape for bats' (Jan 2022).

Reason: To ensure the site continues to support commuting and foraging bats within the site.

9) No works of construction of the buildings hereby approved shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- (a) Soakaway test results, groundwater monitoring results, and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
- (b) A detailed drainage design based upon the submitted surface water drainage management system details and Flood Risk and Drainage Technical Note, and the results of the information submitted in relation to (a) above.
- (c) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
- (d) Proposals for the maintenance of the permanent surface water drainage system.
- (e) A plan indicating how exceedance flows will be safely managed at the site.
- (f) Evidence there is agreement in principle from South West Water/landowner to connect into their system.

The building and use hereby permitted shall not be occupied until the works have been approved and implemented in accordance with the details under (a) - (f) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

10) A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior first occupation of the development. The content of the LEMP to include a species mitigation strategy accord with the structure and content detailed in the BS42020: 2013 Biodiversity:

Code of Practice for Planning and Development and shall include the following details:

- a) a description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions;
- f) a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) identification of the body or organization responsible for implementation of the LEMP;
- h) ongoing monitoring and remedial measures; and
- i) the legal and funding mechanisms by which the long-term implementation of the LEMP will be secured with the management bodies responsible for its delivery.

The LEMP shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall then be implemented and thereafter managed in accordance with the approved LEMP.

11) Prior to occupation of the development, glazing and trickle vents shall be installed which achieve at least the levels of sound insulation specified in the ACT Acoustics report reference 200713-1008 (Noise Impact Assessment - Honeylands Care Home) dated 24 February 2022.

12) A detailed scheme for landscaping (substantially in accordance with Landscape Plan 05367 LSP Rev B 27.6.22[51] received 29 June 2022), including the planting of trees and or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no dwelling or building shall be occupied until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

13) Prior to the access onto Pinhoe Road being brought into use visibility splays shall be provided, laid out and maintained for that purpose at the site access generally in accordance with Drawing Number PHL-101 Revision F where the visibility splays

provide inter-visibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 43 metres in both directions.

Reason: To provide adequate visibility from and of emerging vehicles.

14) Noise from building services plant and equipment shall not exceed a rating noise level at a residential receptor of 37 dB (07:00 to 23:00) and 29 dB (23:00 to 07:00) (measured in accordance with BS4142:2014).

15) 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.

16) The works within the root protection zones of retained trees (as identified on the Tree Protection Plan Rev B received on 29 June 2022 or such plan as may be subsequently agreed) as part of the development hereby permitted shall only be carried out in accordance with an Arboriculture Method Statement that shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development on site. The approved Method Statement shall thereafter be adhered to.

Reason: To ensure the protection of the retained trees during the carrying out of the development and protecting the amenity of the area.

17) Before any works are undertaken that impact directly on the bomb shelter a scheme and programme of preservation of the Bomb Shelter which shall detail the relocation of the shelter off site to a suitable location, or in the absence of such shall set out the efforts to achieve this that have been undertaken and the details of recording and archiving of the details of the shelter, shall be submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed programme.

Reason: In the interests of preserving the historic environment for future generations.

18) The site shall not be used for any purpose other than that hereby approved as a Care Home within Use Class C2 and no other use (including any use within the same Use Class as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out without the formal consent of the Local Planning Authority.

Reason: The use of the building for other uses falling within Use Class C2 other than a Residential Care Home for the elderly could have different impacts to the approved use and would therefore need to be assessed on their individual merits through a separate application.

Listed Building Consent 22/0384/LBC

APPROVE with the following conditions:

1) The works to which this listed building consent relate must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with Section 18 of the Planning Listed Building and Conservation Areas Act 1990 as amended.

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 7 March 2022, 29 June 2022 and 30 June 2022 (listed below) as modified by other conditions of this consent:

7 March 2022

Existing Building - Demolition Plans

PL03 A Site Demolition Plan

Listed Building drawing set SK020-SK039 RevA

29 June 2022

Landscape Plan 05367 LSP Rev B 27.6.22[51]

30 June 2022

9588-PL06B Proposed Site Boundary Plan[33]

9588-PL07C Proposed Lower Ground Floor Plan[14]

9588-PL08C Proposed Ground Floor Plan[29]

9588-PL09C Proposed First Floor Plan[63]

9588-PL10B Proposed Roof Plan[16]

9588-PL11D Proposed Elevations 1[16]

9588-PL12C Proposed Elevations 2[76]
9588-PL13C Proposed Elevations 3[96]
9588-PL14B Proposed Sections[10]
9588-PL18 Proposed Boundary Treatment - Fence Detail[38]
9588-PL05L Proposed Site Plan[97]
1001-PHL-101-F[5] Highway Access

Reason: In order to ensure compliance with the approved drawings.

3) A detailed Materials Schedule including the type, colour, image and location of each item of the materials it is intended to use in the construction of the development shall be submitted to the Local Planning Authority Physical samples shall be submitted where required. No new material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: In the interests of good design and to ensure that the materials used preserve and or enhance the character and appearance of the listed building.

4) No windows, doors, sidelights, roof lights, stairs, fenestration or rainwater goods shall be installed unless further drawings showing this element at a scale of not less than 1:20, product specification and details of materials, have been submitted to and approved in writing by the Local Planning Authority unless otherwise agreed. The works shall be carried out as approved.