

# Planning Committee Report (21/1014/FUL)

## 1.0 Application information

Number:	21/1014/FUL
Applicant Name:	Mr Sam Williams,
Proposal:	Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26 bedrooms in total.
Site Address:	68-72 Howell Road, Exeter, Devon
Registration Date:	23 June 2021
Link to Documentation:	<a href="#">21/1014/FUL   Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26 bedrooms in total (revised plans).   68-72 Howell Road Exeter Devon EX4 4LZ</a>
Case Officer:	Roger Clotworthy
Ward Member(s):	Cllr K Mitchell, Cllr M Mitchell, Cllr M Pearce

### THE REASON APPLICATION IS BEING REPORTED TO THE COMMITTEE

The Director of City Development considers the application a significant one that the Planning Committee should determine in accordance with the Exeter City Council Constitution.

## 2.0 Update following 8 February 2023 Planning Committee

At the Planning Committee held on 8 February 2023, Members were minded to refuse this application. Accordingly, it was moved that the Service Lead City Development be requested to report back to the next meeting of the Committee with the full technical reasons for refusal based on the following concerns:

- Using the site for student housing would lead to a further concentration of this use in this particular area of the city, resulting in an increased population imbalance within the local community.

Members wished the refusal reason to reflect the overarching aim of the St James Neighbourhood Plan to create a vibrant community that ensures an appropriate balance between student and permanent resident populations. Accordingly, the technical reason for refusal recommended by officers is:

The use of the site for student housing would not be appropriate within the St James Ward as it would lead to a further concentration of this use in this particular area of the city, resulting in an increased imbalance of population within the local community, contrary to Policy H5(b) of the Exeter Local Plan First Review 1995-2011 and the overarching aims of the Exeter St James Neighbourhood Plan.