

Planning Committee Report 22/0756/FUL

1.0 Application information

Number:	22/0756/FUL
Applicant Name:	Mr Hill,
Proposal:	Proposed development of six detached, 5-bedroom residential dwellings and associated access and landscaping.
Site Address:	Newbery Car Breakers, Redhills, Exeter
Registration Date:	26 May 2022
Link to Documentation:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCHSEUHBGS600
Case Officer:	Christopher Cummings
Ward Member(s):	Cllr Bialyk, Cllr Knott, Cllr Sutton

At the Delegation Briefing meeting held on 31 January 2023, Members considered that it would be in the public interest for this application to be determined by the Planning Committee.

2.0 Update following 24 April 2023 Planning Committee

Following the Planning Committee held on 24 April 2023, Members were minded to refuse this application. Accordingly, it was moved that the Officer be requested to report back to the next meeting of the Committee with the full technical reasons for refusal based on the following concerns:

- Highway safety
- Sustainable transport

The report considered at the Committee on 24 April 2023 is attached as an appendix.

Members wished the refusal reasons to cover pedestrian safety issues created through the lack of footpath on Redhills, alongside a failure to provide safe, sustainable transport options for the development's occupants. Accordingly, the technical reason for refusal recommended by officers is:

The proposal is contrary to Paragraphs 110 and 111 of the National Planning Policy Framework (2021), the National Design Guide, Objectives 1. 3 and 5 and Policies CP9 and CP17 of the Exeter Local Development Framework Core Strategy, Policies AP1, H2, T1, T3. DG1 of the Exeter Local Plan First Review 1995-2011, the Sustainable Transport Supplementary Planning

Document and the Residential Design Guide Supplementary Planning Document because, by reason of the location and design of the proposed development, it would:

- a) fail to provide pedestrians and cyclists safe access to and from the site;
and,
- b) fail to promote sustainable modes of transport, resulting in car-dependent development

resulting in an unacceptable risk of conflict between road users, which would harm highway safety.