

# Exeter City Council Planning Committee (25 May 2023)

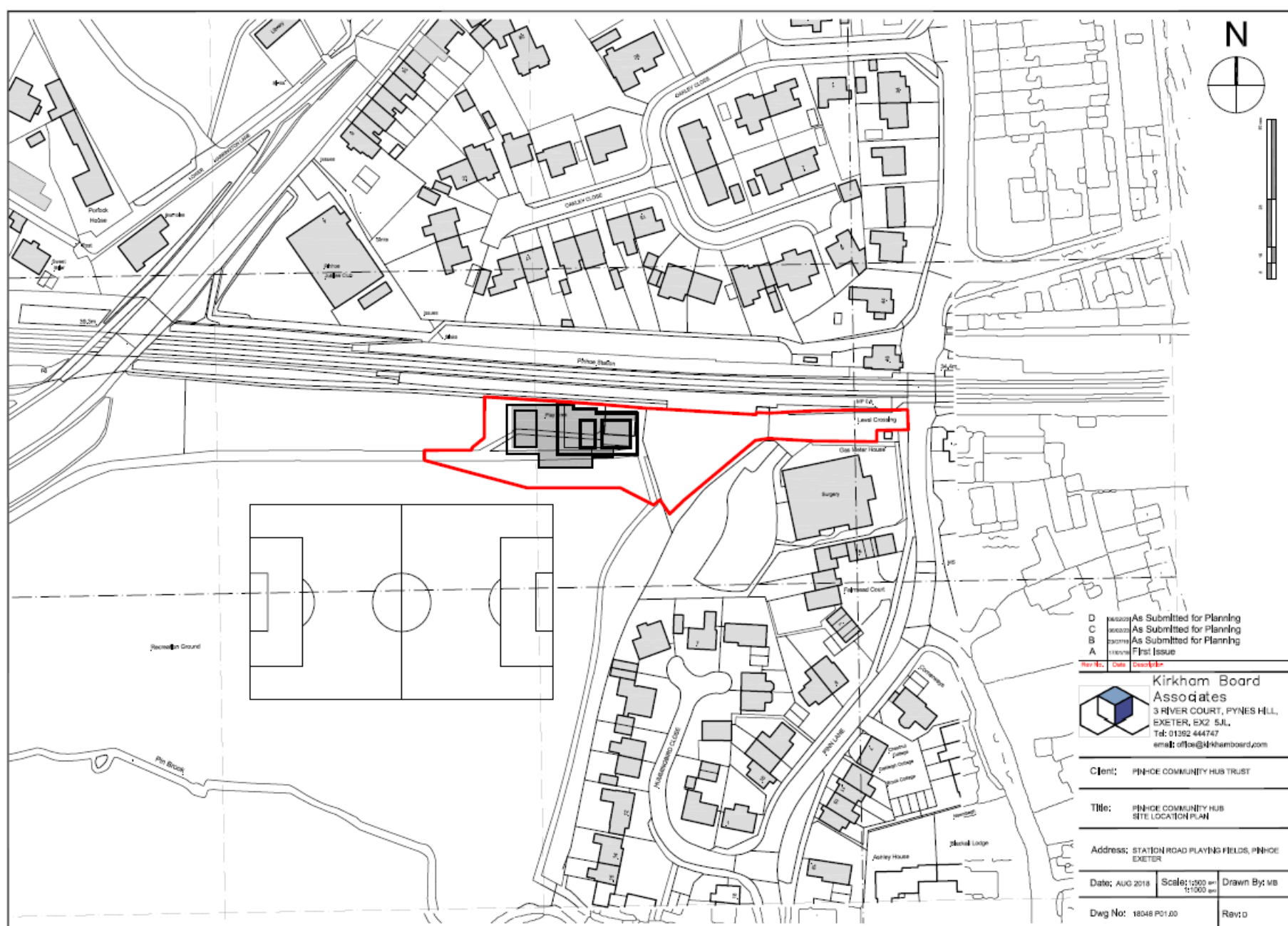
# **Application 23/0172/FUL**

**Site: Station Road Pinhoe Playing Fields, Station Road, Pinhoe**

**Applicant: Trustees of Pinhoe Community Hub Trust**

**Proposal: Community Hub Building to include: a library, sports changing rooms, cafe, multi-purpose function rooms and office space.**

**Case Officer: Laura Dymond**



# SITE LOCATION PLAN



**AERIAL VIEW**



PHOTOS



PHOTOS



PHOTOS



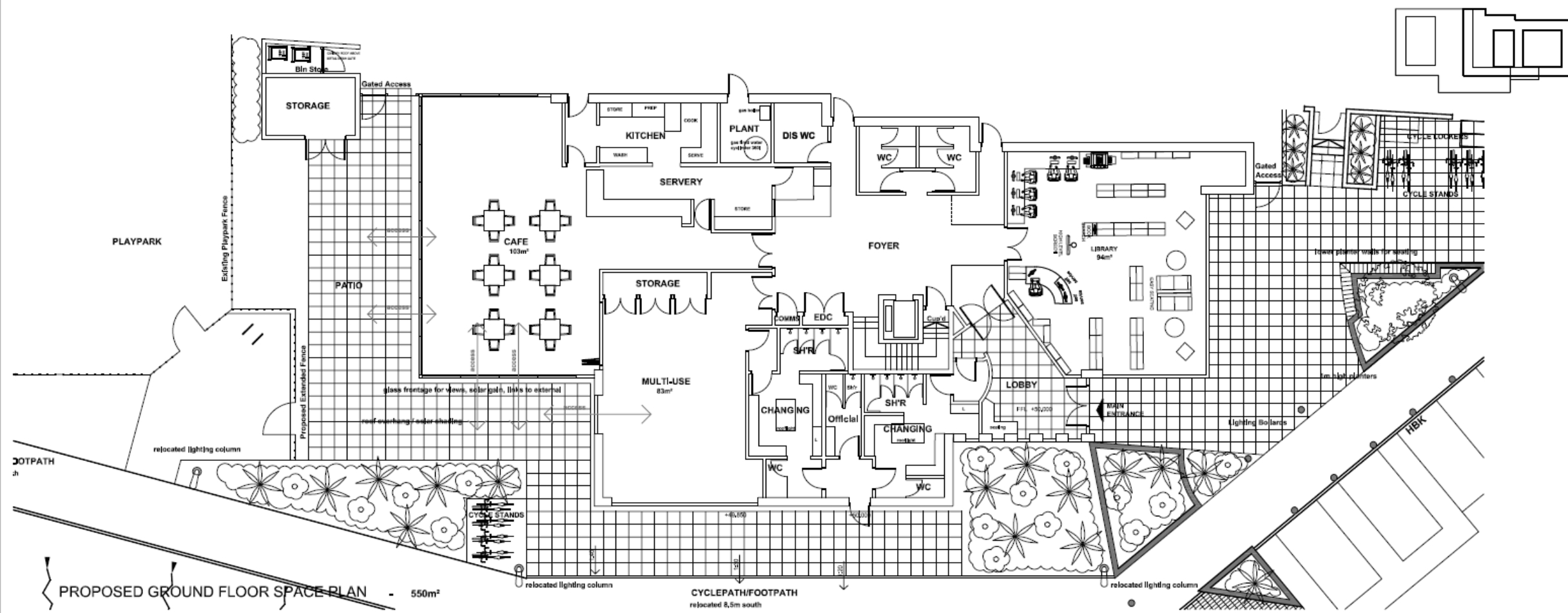
PHOTOS

- Resubmission of approved application 19/1105/FUL, which has lapsed
- Principle of a community building including changing rooms on this site acceptable
- Design, scale and massing acceptable
- No objections from Highways or Sport England
- One objection received regarding the lack of additional parking and increased traffic generation on Station Road

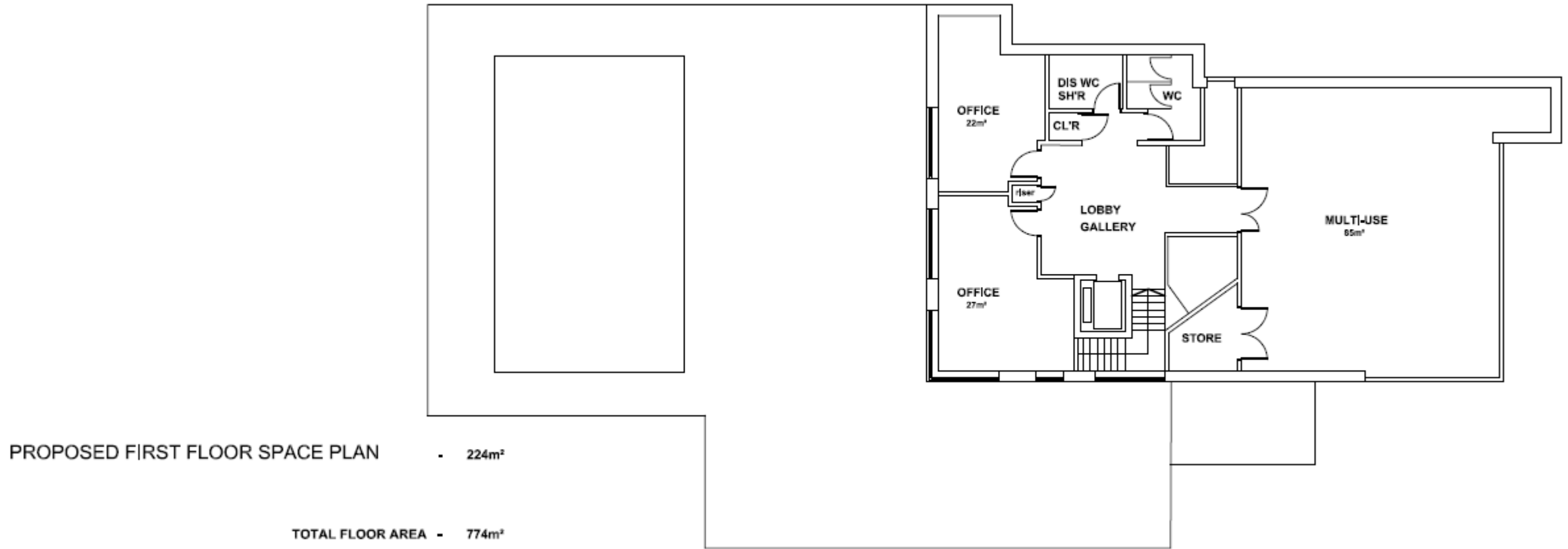
## PROPOSAL OVERVIEW



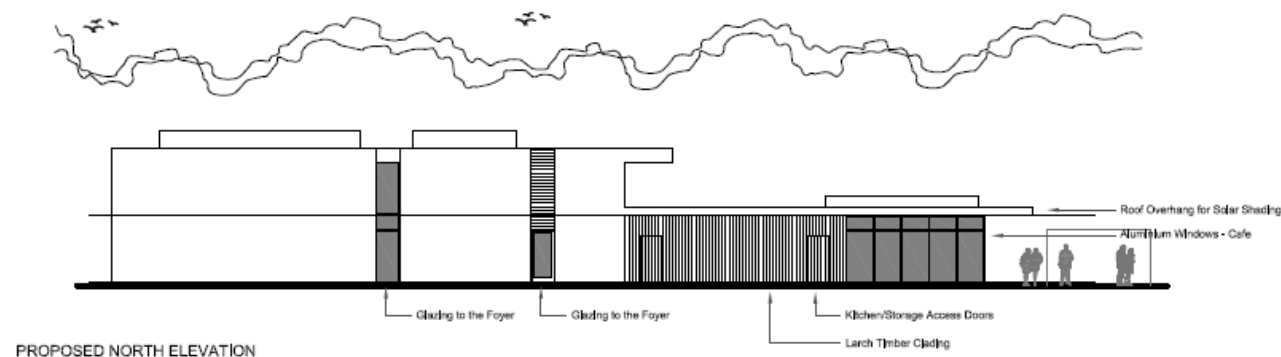
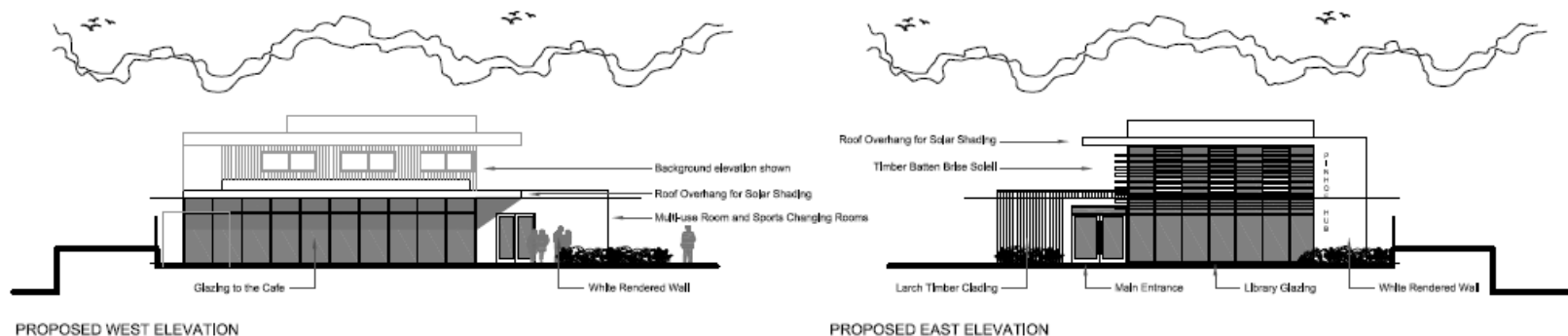
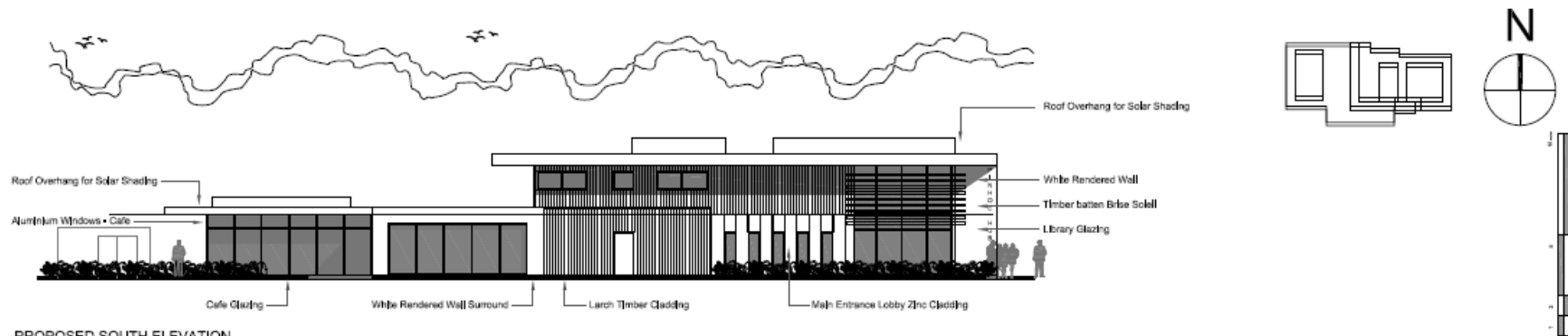
# PROPOSED SITE PLAN



# PROPOSED GROUND FLOOR PLAN



# PROPOSED FIRST FLOOR PLAN



D As submitted for Planning  
C Updated Windows  
B Revised Scheme  
A First Issue

Rev No. Date Description

**Kirkham Board Associates**  
3 RIVER COURT, PYNES HILL,  
EXETER, EX2 5JL,  
Tel: 01392 444747  
email: office@kirkhamboard.com

Client: PINHOE COMMUNITY HUB TRUST

Title: PINHOE COMMUNITY HUB  
PROPOSED ELEVATIONS

Address: STATION ROAD PLAYING FIELDS, PINHOE  
EXETER

Date: AUG 2018 Scale: 1:100 up to 1200 mm Drawn By: MB

Dwg No: 18048 P04.01

Rev: 0

# PROPOSED ELEVATIONS



ILLUSTRATIVE IMAGES



PROPOSED NORTH EAST CONTEXT IMAGE



PROPOSED SOUTH WEST CONTEXT IMAGE



PROPOSED EAST CONTEXT IMAGE



PROPOSED NORTH WEST CONTEXT IMAGE

ILLUSTRATIVE IMAGES



PROPOSED SOUTH EAST CONTEXT IMAGE



PROPOSED SOUTH EAST CONTEXT IMAGE



PROPOSED WEST CONTEXT IMAGE



PROPOSED SOUTH WEST CONTEXT IMAGE

# ILLUSTRATIVE IMAGES

- Resubmission of approved application 19/1105/FUL, which has lapsed
- Principle of a community building on this site acceptable
- Design, scale and massing acceptable
- No objections from Highways or Sport England

Officer recommendation - Grant planning permission subject to conditions outlined in the planning committee report

**KEY ISSUES/OFFICER RECOMMENDATION**