

CITY DEVELOPMENT

18 JUL 2024

RECEIVED

Exeter City Council
Laura Dymond – Case Officer
Planning Department
Civic Centre
Paris Street
Exeter EX1 1JN

SCANNED

8th July 2024

REF: Planning Reference Number 24/0655/FUL – Petition of Objections

Dear Laura,

Please find enclosed a petition signed by 153 local residents that represent an overwhelming response by the local community that the application to seek planning permission for the C2 change of use is most unwelcome.

You will see that the arguments upon which the objections are based, focus on the logistics and planning merits of the local area as well as the legal protections that are in place which forbid this proposal.

I would also like to draw your attention to a near identical case under the Coventry City Planning department FUL/2022/3066. I enclose the planning officers report which was to refuse the application, as well as the Planning Inspectorates appeal decision which was to dismiss the appeal.

Yours sincerely,

Omar Salam
Owner of 23 Huntsham Road. EX1 3GH

Planning Application - 24/0655/FUL | Change of use from
Residential dwelling (Use Class C3) to a residential children's home (Use Class C2)
21 Huntsham Road Exeter EX1 3GH

We the undersigned petition the Council to reject this proposal due to the following reasons:

1. **Insufficient Parking** - the site has a **shared drive** with 23 Huntsham Road. Each property has only two parking spaces with no space to turn. The applicant has stated in their own planning proposal that there will be multiple employees (up to 5) who will regularly attend the site. The applicant has also confirmed that they will operate the unit on a shift pattern with multiple staff changeovers at both 08:00 and 22:00 hours. In addition to this there will also be further professionals and managers required to attend site at various times which are unknown to the applicant at this time. The applicant also states that they actively encourage visitors which will further impact the already strained parking situation.
2. **Limited Access** - for residents, visitors, emergency services, refuse collections etc - Huntsham Road has a very narrow access and exit point at the driveway of the property to which this application relates. The area is comprised of entirely residential properties. Any commercial activity will significantly increase congestion and could present a risk to pedestrians (e.g., children going to and from local schools) as well as restricting residents' access to their properties. There are also no pavements along Huntsham Road which creates a safety issue and will further exacerbate an already difficult situation with driving over adjacent private land and driveways. Exeter City Council and David Wilson Homes (who are still responsible for the unadopted road), have both formally stated that this specific area has a dangerous parking and access problem to the point that it is a Health and Safety risk. This proposal will make this situation even more dangerous and problematic for all residents.
3. **Potential increase in anti-social behaviour** - such as excessive noise levels, disturbances from being a 24hr operational facility (such as staff, visitors, residents and emergency services accessing the property) along with petty crime, drugs / alcohol and substance use. It is the applicants stated business model to provide care for young adults with mental health issues and substance abuse. The carers will not have the powers or ability to physically prevent the young adults from behaving in a problematic manner in the area which is very concerning for all residents.

P.T.O.

4. **Safety Concerns** - Potential safety concerns for current residents (including vulnerable adults and children) pertaining to the risks outlined in point no.3. Additionally, Huntsham Road already has minimal street lighting, due to the existing layout. The increase in activity at this property coupled with the poor lighting is only going to increase the security and safety risk for existing residents. In considering the potential use of the site "Secured by design" recommends unobstructed emergency vehicle access which cannot be guaranteed due to points 1. and 2. above.

5. **Restrictive Covenants** - A legally enforceable Restrictive Covenant contained in the property deeds that benefits all of the legal owners of the surrounding properties clearly states that:

21 Huntsham Road ***"Shall not be used for any trade or business (other than office work at home which is not inconsistent with residential occupation and does not cause any nuisance or annoyance to the other Owners"***.

This proposal is clearly in breach of this covenant which if necessary can be legally enforced, however it is the Council's statutory duty to consider the effect of this legal protection in their decision making process.

6. **Concerns over further use** - If a unit has been designated for C2 usage it can easily be transferred to another Use Class. This could also set a dangerous precedent in this area and other entirely residential areas within the City of Exeter.

Please consider these objections carefully and thoroughly on behalf of the 153 signatories of this petition which is respectfully requesting that Exeter City Council REFUSE this planning application.

PETITION OF OBJECTIONS TO PLANNING PROPOSAL

24/0655/FUL - 21 Huntsham Road, Exeter. EX1 3GH

Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Name	Address	Signature
Rebecca Roberts	3 Peppercombe Ave Exeter, EX1 3GF	R Roberts
Patricia Eames	2, HUNTSHAM RD EXETER EX1 3GH	P.A. Eames
Louis Lyne	7 Huntsham Rd Exeter EX1 3GH	L Lyne
Shelley Lyne	7 Huntsham Rd EX1-3GH	L Lyne
Kevin Lyne	7 Huntsham Rd EX1 3GH	K Lyne
Andrew Squire	11 Huntsham Rd EX1 3GH	A Squire
Mavis Squire	11 Huntsham Road EX1 3GH	M. Squire
Eve Carney	15 Huntsham Road EX1 3GH	E Carney
Pippa Melluish	17 Huntsham Road EX1 3GH	P Melluish
PAUL HAWKINS	19, Huntsham Road, EX1 3GH	P Hawkins
JANET HAWKINS	19, HUNTSHAM ROAD, EX1 3GH	J Hawkins
DANIEL HAWKINS	19, HUNTSHAM ROAD, EX1 3GH	D Hawkins
GERALD KNEE	25 HUNTSHAM RD	EX1 3GH G KNEE
HEATHER KNEE	25. Huntsham Rd. EX1 3GH	H KNEE
Ben Stainfield	1 Cranbrook Walk EX1 3GE	B Stainfield
Denise Woodgate	3 Cranbrook Walk EX1 3GE	D.P. Woodgate
Andrew Woodgate	— " —	A Woodgate
Teren Stainfield	1 Cranbrook Walk - EX1 3GE	T Stainfield
Sarah Addicott	7 Cranbrook Walk - EX1 3GE	S Addicott
Neil Addicott	7 Cranbrook Walk EX1 3GE	N Addicott

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 24/0655/FUL - 21 Huntsham Road, Exeter. EX1 3GH

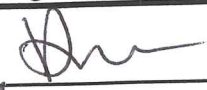
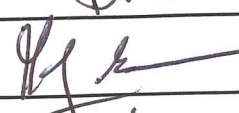
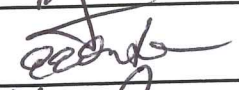
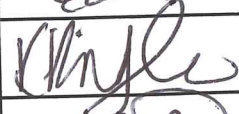
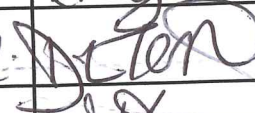



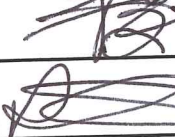
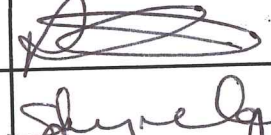
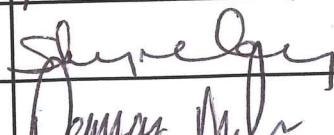
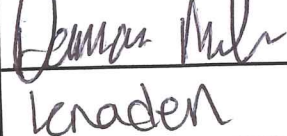
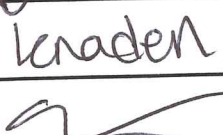
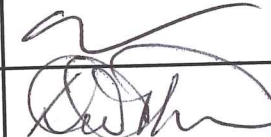
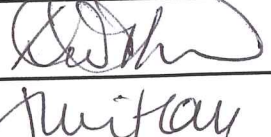
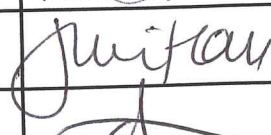


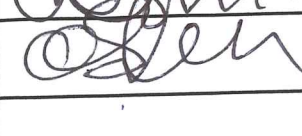
Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Name	Address	Signature
Joshua Elliott	7 Cranbrook Walk EX1 3GE	
Dad Paul	10 " " "	
Hannah Ward	8 Cranbrook Walk, EX1 3GE	Hannah Ward
STEPHEN SPENCER	9 CRANBROOK WALK EX1 3GE	S. Spencer
Samantha Spencer	8 Cranbrook Walk EX1 3GE	S.A. Spencer
Jim	6 Cranbrook Walk	
S FURZER	6 CRANBROOK WALK	S FURZER
D. ELLIS	4 CRANBROOK WALK	
B ELLIS	4 Cranbrook walk	
Ben Fichte	17 Sentrys Orchard	
EMILY VICARY	23 Huntsham Road	Emily Vicary
Olivia Harris	23 Huntsham Road	
HARRY ASTLEY	11 HUNTSHAM ROAD	
Margit Snell	29 Huntsham Road	M Snell
BYRON SNEEL	29 HUNTSHAM ROAD	B Snell
J. Salam	23 HUNTSHAM ROAD	J Salam
T Symonds	20 Huntsham Road	
N. RAPHAEL	19 PEPPERCOMBE AVE.	N Raphael
S. RAPHAEL	19 PEPPERCOMBE AVE	S Raphael
G BENHAM	12 CRANBROOK WALK	G Benham

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24/0655/FUL - 21 Huntsham Road, Exeter. EX1 3GH







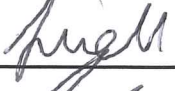



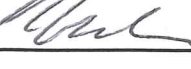
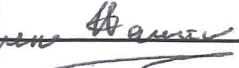


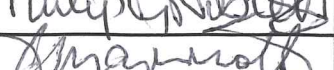
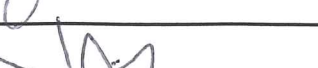
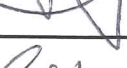
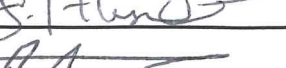

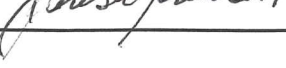
Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Name	Address	Signature
Victoria Bartup	46 peppercombe Avenue, EX1 3GF	
Man Michuanigut	44 PEPPERCOMBE AVENUE, EX1 3GF	
Edna Quinto	42 Peppercombe Avenue	
Kayleigh Knight	40 peppercombe Avenue.	
Donna Tong	34 Peppercombe Avenue.	
JULIAN DOSTINESCU	28 Peppercombe Avenue	
Miles Babajens	17 Peppercombe Avenue	
Aimee Babajens	17 Peppercombe Avenue	
Jake Babajens	17 Peppercombe Avenue	
Bret Burgess	13 peppercombe Ave	
Sophie Burgess	13 Peppercombe Ave	
DAMON NADEN	3 Posbury Place	
Kayla Naden	3 Posbury place	
CHRISTINA	3 Posbury, Place	
DITHORLOW	4 Posbury Place	
Julie Hall	24 Peppercombe Avenue	
CHRIS SLEE	16 HUNTSHAM ROAD	
Dominika Slee	16 HUNTSHAM ROAD	
OMAR SALAM	23 HUNTSHAM ROAD	

PETITION OF OBJECTIONS TO PLANNING PROPOSAL

24/0655/FUL - 21 Huntsham Road, Exeter. EX1 3GH

Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Name	Address	Signature
CATHERINE LUXTON	18 BLACKSMITH DRIVE, EXETER. EX1 4BG	
Emily HISCOX	79 Hill Barton Road, Exeter, EX13PW	
Dex Booth	79 Hill Barton Road, Exeter ^{EX13PW}	
Paul STEPHENS	89 Hill Barton Rd, Exeter ^{EX13PW}	
Nathan STEPHENS	" " " "	
Ermen Almuwayzi	91 Hill Barton Road EX13PW	
JESSICA FAWELL	97 HILL BARTON RD EX13PW	
Charlotte Collins	101 Hill Barton Rd EX13PW	
Nathan Cox	101 Hill Barton Rd EX13PW	
ADAM KIDSON	103 HILL BARTON RD EX13PW	
Rachel KIDSON	103 Hill Barton Rd EX13PW	
J. HARRISON	107 HILL BARTON EX13PW	
Carruth Locking	109 Hill Barton Road EX13PW	
Philip Niblett	115 Hill Barton Rd EX13PW	
PHILIP NIBLETT	115 Hill Barton Rd EX13PW	
J MARRIOTT	121 HILL BARTON RD	
M HUNT	125 Hill Barton Rd	
S. Hunt	125 HILL BARTON RD	
R Agnew	127 HILL BARTON Rd	
T. Mason	99 Hill Barton Rd	










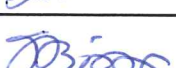
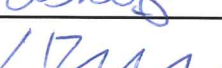
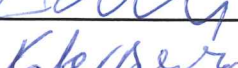
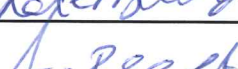
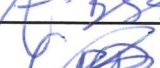

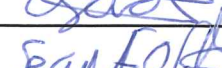
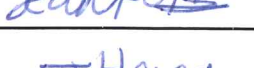


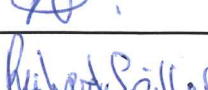
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Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Name	Address	Signature
Ed Simmons	16 Cadbury Crescent	E Simmons
JULIA CURME	12 CADBURY CRES. EXETER	J E Curme
Diana Davies	83 Hill Barton Rd Exeter	D Davies
Kim Vanshee	129 Hill Barton Rd Exeter	K Vanshee
MIKE PAGET	123 HILL BARTON RD	M Paget
Mo Rapson	1919 HILL BARTON RD	M. Rapson
Kerry Simmons	16 Cadbury Crescent	K Simmons
Charlotte Thomas-Collins	3 VOLEY CLOSE, EXETER	CTC
TIM COLLINS	3 Voley Close, Exeter	T Collins
C. COTTER	5 CADBURY CRES, EX13SS	C Cotter
K. GAUGH	1 SIDBURY CLOSE,	K. Gaugh.
LYNDON BENT	2 SIDBURY CLOSE	L Benton
DEBBIE BENT	2 Sidbury Close	D A Bent.
Deepa George	3 Sidbury Close	Deepa George
Rahul Antony	3 Sidbury Close.	R Antony
Laura Hayes	22 peppercombe Avenue	L Hayes.
JAY ADHAM	18 PEPPERCOMBE AVE	J Adham
Clare Cosman	6 PEPPERCOMBE AVE	Cosman
Andy Bray	" " "	A K Bray
Liam Bray	" " "	L BRAY

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24/0655/FUL - 21 Huntsham Road, Exeter. EX1 3GH

Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Name	Address	Signature
Sarah Drew	77 Hill Barton Rd.	
Richard Bessant	81 Hill Barton Road	
MATT DRYDEN	64 HILL BARTON RD	
HELEN SELDON	67 Hill Barton Rd	
Tim Horgan	3 Whipton Braton Rd	
D Seldon	67 Hill Barton	
J. D. Brown	65 Hill Barton Road	
S GREEN	63 HILL BARTON ROAD	
Lucy	19 Hollow Lane	
JESSICA BISHOP	18 HOLLOW LANE	
LUCIE BISHOP	18 HOLLOW LANE	
KATE BESSANT	17 Hollow lane	
Amya Bessant	17 Hollow lane	
Charlotte Bessant	17 Hollow lane	
Clare Ford	2 Rose Avenue	
Sean Ford	2 ROSE AVENUE	
T Horgan	6 Greenpark Ave	
D Horgan	6 GREEN PARK AVE	
N. Pallister	3 Linton Rd	
RICHARD SPILLER	8 GREENPARK AVENUE EXETER	

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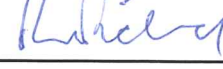



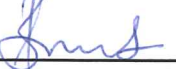


Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

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Name	Address	Signature
S. A. TREVENA S. A. TREVENA	10 Greenpark Ave EX1 3PJ	S. A. Trevena
M. E. TREVENA	10 Green Park Ave EX1 3PJ	M. E. Trevena
Ann Spiller	8 GREEN PARK AVE EX1 3PJ	Ann Spiller
Ashley Taylor	9 Green Park Ave EX1 3PJ	A Taylor
Andrew Boston	5 Greenpark Ave EX1 3PJ	Andrew Boston
Pamela Boston	5 Greenpark Ave EX1 3PJ	P. A. Boston
Dean Bassant	17 Hollow Lane EX1 3PH	Dean Bassant
CHERYL BAILEY	73 HILL BARTON ROAD	Cheryl Bailey
C GREEN	63 HILL BARTON ROAD	C Green
ADRIAN JESS	17 A Hollow Lane EX1 3PH	Adrian Jess
TRACY HAWZEN	" " "	Tracy Hawzen
CHRIS PRICE	1 GREENPARK AVENUE	Chris Price
VIKKI PRICE	" " "	Vikki Price
DAVE WARNER	10, HOLLOW LANE	Dave Warner
ALLAN WARNER	" " "	Allan Warner
Victor Williams	8 Hollow Lane	Victor Williams
Mike Bayler	7 Hollow Lane	Mike Bayler
Neil Ramsden	6 Hollow Lane	Neil Ramsden
Jae Ramsden	6 Hollow Lane	Jae Ramsden
ALAN LEAT	2 WOODLAND ROAD	Alan Leat

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Name	Address	Signature
TRUDY LEAT	2 WOODLAND ROAD.	
ROB PICKARD	4 " "	
ELAINE PICKARD	" - "	
Brian Meldon	6 woodland Road	
Alex Jones	11 woodland Road	A. Jones
David Jones	" woodland Road	
Elliot Jones	11 woodland Road	E. Jones
Graham Bulford	5 " "	
Sue Bulford	" "	S Bulford
Lynn ^{Bourne} Dredger	1 Woodland Rd	
LUCY BESSANT	81 HILL BARTON ROAD	
KATIE HILLIS	75 HILL BARTON ROAD	K Hillis
ALEX HILLIS	75 HILL BARTON ROAD	A Hillis
CLIFFORD DRAY	77 HILL BARTON RD	