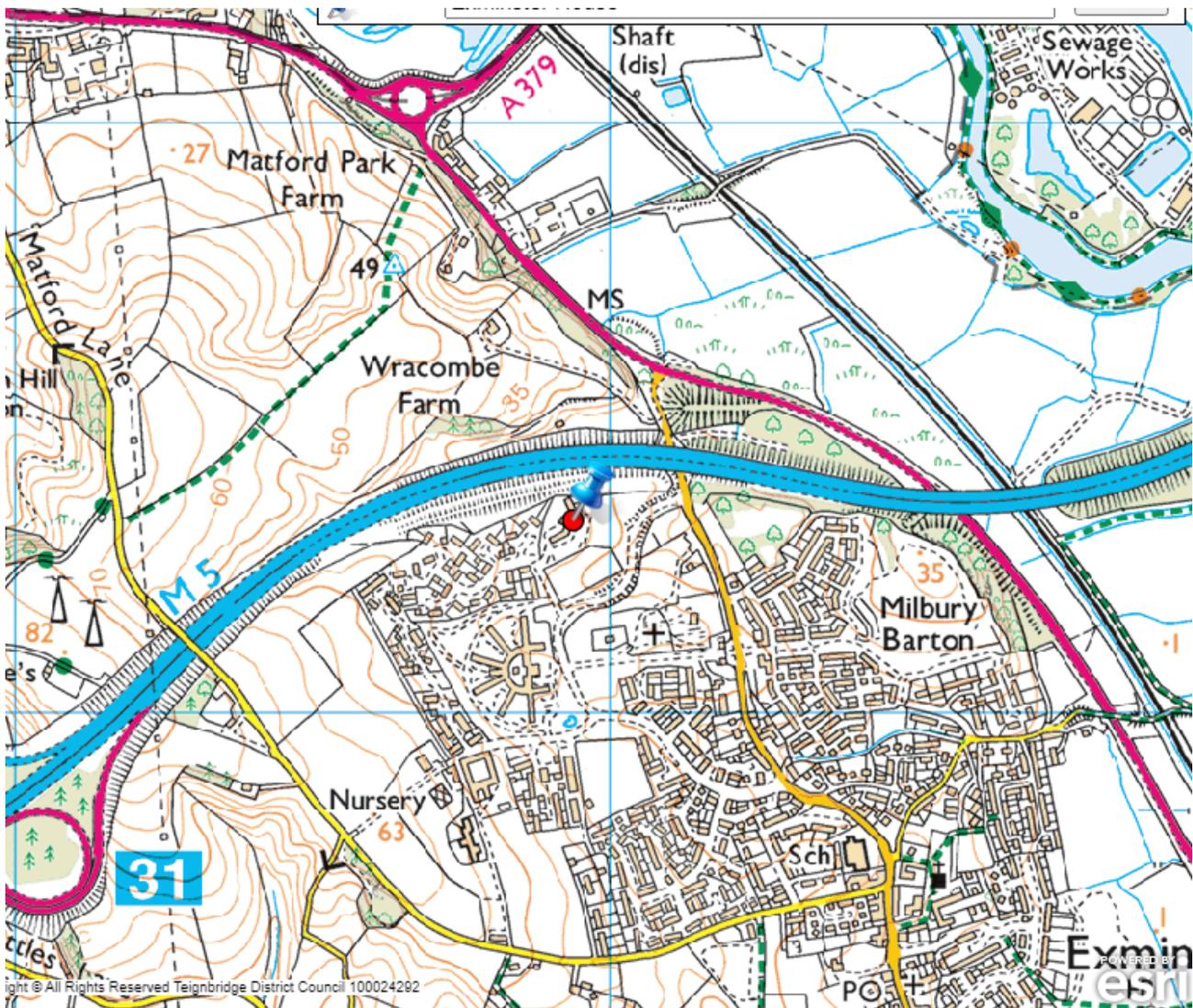


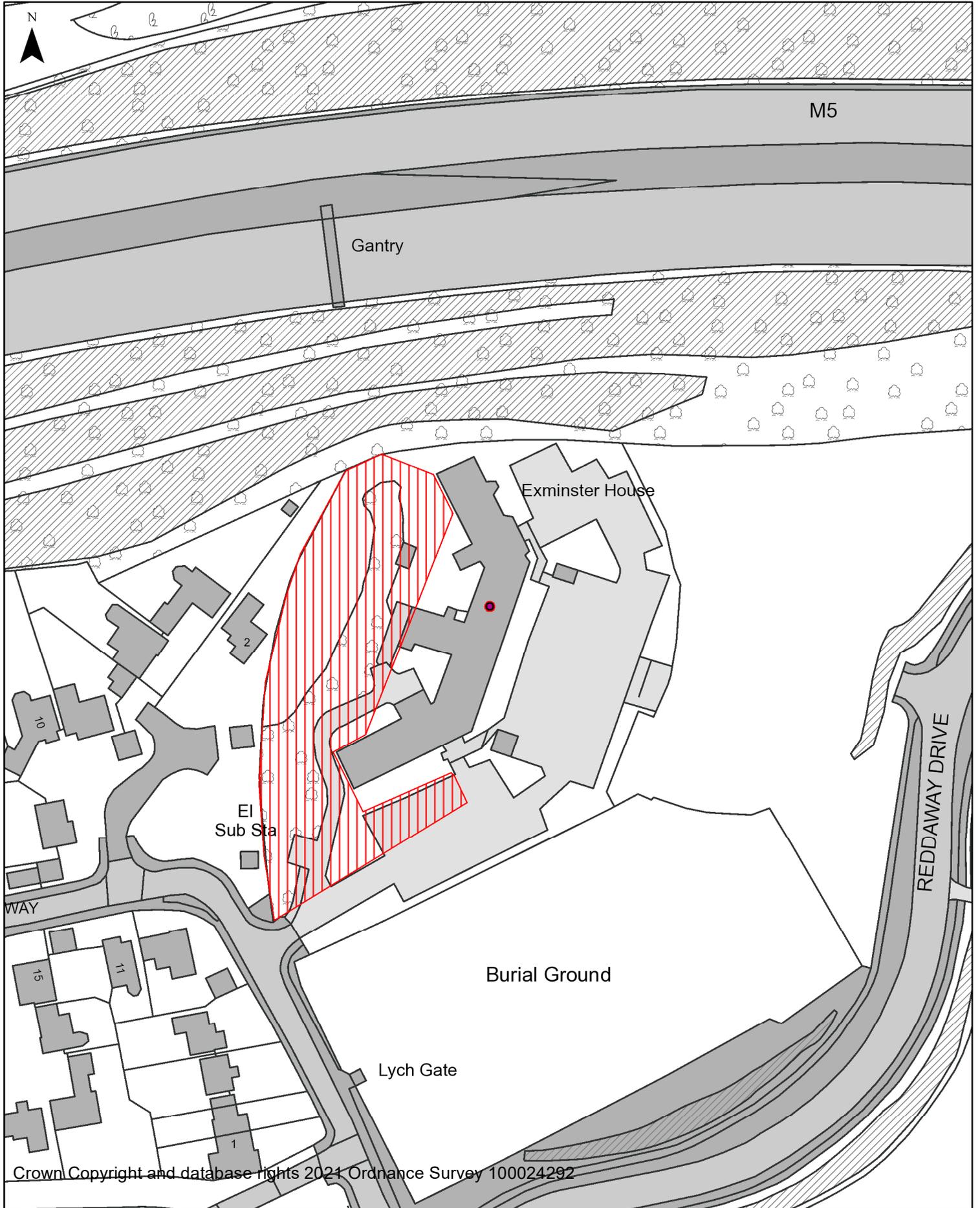
PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Mike Haines



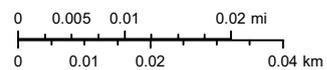
APPLICATION FOR CONSIDERATION:	EXMINSTER - 20/00639/FUL - Rear Of Exminster House , Miller Way - Six dwellings and associated works	
APPLICANT:	Mr G Salter	
CASE OFFICER	Gary Crawford	
WARD MEMBERS:	Cllr Alison Foden Cllr Charles Nuttall Cllr Andrew Swain	Kenn Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00639/FUL&MN	





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1. REASON FOR REPORT

Councillor Nuttall has requested that this application be referred to the Planning Committee for the following reasons:

- the site would appear overdeveloped as the proposed building would be considered overbearing and not in keeping with the surrounding properties; it is understood that Exminster House was in the past considered for listing suggesting that the proposed building would be out of character
- the proposed development would not provide affordable rental properties in the Parish, contrary to the Local Plan (LPP) S21 Villages (even more so in the draft revised plan currently under consultation) and WE2 Affordable Housing Site Targets
- there are inconsistencies between the planning statement and the design and access statement regarding the number of bedrooms in the new units, the provision of a 20-cycle bicycle store, etc.

2. RECOMMENDATION

SUBJECT TO completion of a S106 agreement to provide an off-site affordable housing contribution of 50% of the 2 bed dwelling contribution,

PERMISSION BE GRANTED subject to conditions covering the following matters, the precise number and content of which to be determined by the Business Manager – Strategic Place, under delegated authority:

1. Standard 3 year time limit for commencement of development;
2. Development to be carried out in accordance with the approved plans and documents;
3. Construction management plan including CEMP;
4. The development above damp proof course level shall not take place until details of the external materials and construction details have been submitted to and approved in writing by the Local Planning Authority;
5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with;
6. Surface water drainage from the proposed development hereby approved shall be provided in accordance with the submitted drainage details;
7. The development hereby approved shall be carried out in accordance with the approved Landscape Plan;
8. The development above damp proof course level shall not take place until details of bat and bird box installation have been submitted to and approved in writing by the Local Planning Authority;
9. Prior to the occupation of the development hereby approved, bin storage details shall be submitted to and approved in writing by the Local Planning Authority.
10. The dwellings hereby approved shall not be brought into use until the parking areas detailed on the approved plans have been completed and these areas shall thereafter be retained for the life of the development;
11. Rear rooflights on units 1 & 5 shall be fixed shut;

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no development of the types described in Classes A, AA, B, C, D, E, F, G and H of Part 1 of Schedule 2 and Part 2 of Schedule 2 shall be constructed (other than those expressly authorised by this permission).

3. DESCRIPTION

The Application Site

3.1 The wider application site, hosts Exminster House, a three storey building with an existing single storey rear extension which is in use as residential apartments. Exminster House was previously in use as offices and was originally nurses' accommodation associated with Exe Vale Hospital. The site features a parking area to the front of Exminster House and communal gardens to the rear. The communal garden to the rear is slightly raised above the level of the main building. The application site is located within the settlement limit of Exminster. Previous decisions have confirmed it is not listed / curtilage listed.

The Application

3.2 This application seeks permission for the erection of a detached block of six apartments in a 'T shape' within the communal garden area to the rear of Exminster House. The new building would feature a hipped roofed terrace of five dwellings with a colonnade to the front of the terrace with a flat roofed sixth dwelling attached to the centre of the terrace. The new building would feature red brick walls to match the existing building, slate on the hipped roof and the flat roofed element would have a green roof. The new building would be sited 2.95m from the rear elevation of the single storey rear extension of Exminster House at its closest point.

Planning History

3.3 There are a number of previous applications relating to Exminster House but the most relevant are:

- 15/01912/NPA: Application for Prior Approval under Part 3 Class O and paragraph W for change of use from offices to 40 flats. Refused 3/9/2015.
- Appeal against the refusal of 15/01912/NPA: Allowed 2/2/2016.
- 19/00195/PE: Proposed new building to rear of property for 8-9 flats for rental purposes. Advised on 23/4/2019 that the proposal was unlikely to be supported due to concerns with regards to the design of the development, its impact on the setting of Exminster House and its impact on the residential amenity of the existing occupiers of Exminster House.

Main issues

3.4 The main issues for consideration are:

- The principle of the development/sustainability;
- Affordable housing;
- Visual impact;

- Impact of the development on the residential amenity of the occupiers of surrounding properties;
- Impact on trees;
- Land drainage/flood risk;
- Highway safety;
- Impact on ecology/biodiversity;

Principle of the development/sustainability

- 3.5 The application site is located within the Exminster settlement limit as depicted in the Local Plan. As such, the principle of new dwellings in this location is deemed acceptable, subject to compliance with other relevant policies of the Local Plan.

Affordable housing

- 3.6 The Council's Housing Enabling Officer has detailed in her consultation response that under Policy WE2 (Affordable Housing Site Targets) of the Local Plan, it has previously been agreed that the affordable housing requirement is one affordable unit and that a ground floor one bedroom unit would be acceptable. An offsite contribution, would be required to be the up to date cost of provision of a 2 bed dwelling, reduced by 50% in recognition of the scale of the proposal and government guidance on seeking contributions from schemes of less than 10 units.
- 3.7 Whilst the applicant did propose providing an on-site affordable unit, following discussions with the Council's Housing Enabling officers, the applicant is now proposing to provide an off-site affordable housing contribution of £46,770 (2019 values / prices) and this would be secured via a Section 106 agreement.

Visual impact

- 3.8 Exminster House was built in 1935 as nurses' accommodation for the adjoining Exe Vale Hospital, the former Devon County Pauper Lunatic Asylum built by 1845, and listed grade II* in 1985. The Council argued in refusing application 15/01912/NPA that Exminster House was curtilage-listed, however, the Planning Inspectorate disagreed with the Council and allowed the appeal against the refusal of application 15/01912/NPA in 2016. Nevertheless, Exminster House is considered to be a non-designated heritage asset.
- 3.9 The new apartment block would be located less than 3m from the rear elevation of Exminster House and the siting of the new apartment block within the communal gardens to the rear would erode the setting of Exminster House. However, whilst the new apartment block would be positioned at a higher level to Exminster House due to the rise in ground levels, it is considered that the single / one and a half storey nature of the new block would appear subservient to the main building. Furthermore, it is deemed that the design and materials of the proposed new block

are appropriate and would respect the character and appearance of Exminster House. Whilst the proposed development would have an impact upon the setting of the non-designated heritage asset, given the large expanse of parking to the front of Exminster House, and given that the new apartment block would be located to the rear of Exminster House where it would not be particularly visible when viewed from the public realm, it is considered that, on balance, the public benefits of the proposal (through the delivery of 6 new dwellings and an affordable housing contribution) outweigh the limited harm to the setting of the non-designated heritage asset.

- 3.10 It is acknowledged that the proposal would result in the loss of external amenity space and the new apartment block would be located in fairly close proximity to the rear elevation of Exminster House. However, due to the size of the plot, it is considered that the application site is capable of acceptably absorbing the development and the proposal would not constitute an overdevelopment of the site and nor would it appear unacceptably out of keeping in terms of pattern of development.

Impact of the development on the residential amenity of the occupiers of surrounding properties

- 3.11 Due to the distance between the proposed new apartment block and, both the existing apartments at Exminster House and the neighbouring properties in Miller Way, it is deemed that the proposal would not result in any detrimentally harmful overbearing or overshadowing impacts upon neighbouring properties. As the windows in the rear elevation of Exminster House serve the corridors to the apartments within the main building, it is considered that there would not be any significantly harmful intervisibility impacts the new apartment block and the main building.
- 3.12 Officers do have concerns with regards to possible overlooking impacts towards No.2 Miller Way from the two proposed rooflights in the north west elevation which serve Units 1 and 5 of the new apartment block. A condition requiring these windows to be fixed shut will be applied. In terms of noise and disturbance, it is deemed that the proposal would not result in any significantly worse impacts upon neighbouring properties than the existing situation.
- 3.13 It is considered that the internal floor area of the proposed new apartments is of an acceptable size. It is acknowledged that the siting of the new apartment block within the communal gardens of Exminster House would reduce the amount of external amenity space for the existing occupiers of Exminster House whilst also resulting in the provision of six more units. As part of the proposal, an unused tarmac area which runs to the rear of Exminster House would be landscaped to increase the

amount of external amenity space for the residents of Exminster House and residents are also able to access the large area of natural open space to the front of the building via pedestrian gates from the car park. As such, it is considered that the loss of an area of existing external amenity space is acceptable.

Impact on trees

- 3.14 The proposed development requires the removal of four large conifer trees and a number of smaller ornamental trees. The Council's Senior Arboricultural Officer has been consulted on this application and he has commented that the removal of the trees will not have a significant adverse effect upon the sylvan nature of the area. Following the receipt of a revised landscape plan during the course of the application, the Senior Arboricultural Officer has confirmed there are no arboricultural objections to the proposal.

Land drainage/flood risk

- 3.15 The Council's Drainage Engineers initially commented that the applicant had not provided any information in relation to the disposal of surface water from the site to enable the Drainage Engineers to make observations on the proposal. However, following the submission of a proposed drainage strategy during the course of the application, the Drainage Engineers have confirmed that they have no objections to the proposals and South West Water have confirmed acceptance of the flows to the public sewer.

Highway safety

- 3.16 Concerns have been raised with regards to an increase in parking demand from the proposed development. However, Devon County Council's Highways department have been consulted on this application and they have commented that they consider that the amount of traffic generated by the development would not have a severe impact on the existing highway network. In addition, the Highway Authority have also noted in their consultation response for this application that there is sufficient parking within the application site to serve the proposed development to stop vehicles over-spilling onto the existing highway. The proposal also includes the provision of a bike storage area to serve the new development.

Impact on ecology/biodiversity

- 3.17 The application site is within 10km of the Exe Estuary SPA and Dawlish Warren SAC and is therefore subject to the requirements of the 2017 Conservation of Habitat and Species Regulations. More information about these regulations as they apply in this area can be found here <https://www.teignbridge.gov.uk/planning/biodiversity/exe-estuarydawlish-warren-habitat-mitigation/> .

- 3.18 In the absence of bespoke mitigation, a Habitat Mitigation Regulations contribution of £876 per additional dwelling is required to offset in-combination recreation

impacts on the SPA and/or SAC. A net gain of 6 dwellings is proposed, i.e. a total of £5,256.00 is required to be contributed.

- 3.19 To mitigate against impacts of the development on these habitats the applicant has elected to make an upfront Habitat Mitigation Contribution of £5,256.00.
- 3.20 With this in place, the LPA, as Competent Authority, is able to conclude that there will be no effect on the integrity of the European site(s) such that this does not constitute any reason for refusal of the development.
- 3.21 A Preliminary Ecological Appraisal (PEA) has been submitted with the application which details that there will be no impacts from the proposal on protected species or habitats on the site. The PEA recommends that the provision of bat/bird boxes and the erection of Heras fencing adjacent to the hedgerow along the western site boundary should be made a specific condition of any planning approval.
- 3.22 The submitted Design & Access Statement details that a number of measures for biodiversity will be included with any approved scheme, including:
- Birds boxes to be placed within suitable mature trees along the south west boundary and on the new building.
 - External barn owl box to be placed in mature trees along the south west boundary.
 - Significant areas of new native planting.
 - A number of native oak trees to be planted.
 - Hedgehog boxes.
- 3.23 As such, subject to a condition requiring details of the proposed ecological enhancement measures to be submitted to and approved in writing by the Local Planning Authority, it is deemed that the proposal would have an acceptable impact on biodiversity. The submitted Arboricultural Assessment details that Heras fencing will be erected in front of the hedgerow on the western site boundary.

Other matters

- 3.24 The Council's Waste and Cleansing department have commented that they are able to support this application in principle, but they are unable to confirm from the submitted plans whether the allocated bin store is large enough to house the number of bins needed for the 6 units. It is recommended that a condition is included with any permission requiring further information regarding bin storage to

be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings.

- 3.25 The Council's Environmental Health department have recommended that a contaminated land condition is included with any planning permission.

Conclusions

- 3.26 The proposed development is considered to be acceptable and therefore it is recommended that planning permission be granted subject to conditions and a Section 106 agreement.

4. **POLICY DOCUMENTS**

Teignbridge Local Plan 2013-2033

S1A (Presumption in Favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S7 (Carbon Emission Targets)

S21 (Villages)

S21A (Settlement limits)

S23 (Neighbourhood Plans)

WE2 (Affordable Housing Site Targets)

EN3 (Carbon Reduction Plans)

EN4 (Flood Risk)

EN5 (Heritage Assets)

EN7 (Contaminated Land)

EN8 (Biodiversity Protection and Enhancement)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

Exminster Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

5. **CONSULTEES**

TDC Conservation Officer:

The Design & Access statement has revealed the thought behind the design and the materials aesthetic. In such close proximity to the extant block the approach is clearly the right one, whether a building in this position ultimately respects it is another question. It is certainly true that the historic relationship between the former hospital and Exminster House has been eroded, and the impact on their settings would be neutral, even negligible. The Historic Statement is correct in arguing that while Exminster House is itself reasonably well preserved (it has lost its original rear 2-storey pyramidal-roofed block) its setting has been transformed radically by the housing estate to the west, and the motorway to the north, and a very large

expanse of car park to the east. The only real question is whether development will transform the one remaining area of green setting that preserves something of the original milieu, even if it is of the latter half of the 20th century. However well designed it certainly will. Whether the loss is worth the gain in housing provision should be decided on planning grounds.

TDC Senior Arboricultural Officer:

Comments dated 12 May 2020

There is a hold objection subject to the submission of an agreed soft landscape plan

The application requires the removal of four large conifer trees and a number of smaller ornamental trees.

The removal of the trees will not have a significant adverse effect upon the sylvan nature of the area.

Two landscape plans have been submitted in support of the application. The landscape plans do not appear to show details of soft landscape works and/or tree planting.

Owing to the above a planting plan is required showing the planting of a substantial number of high quality container grown trees. The landscape plan should include the following text:

Trees will not be planted until written approval has been provided by the Council's Arboricultural Officer that he/she is satisfied with the condition and form of the trees to be planted. Any trees delivered to site or planted will comply with the British Standard Trees: from nursery to independence in the landscape – Recommendations BS 8545:2014. It is accepted The Council reserves the right to reject, and require the replacement of any trees that do not comply with the above British Standard either prior to or following the planting of the trees. If any trees planted as part of an approved landscape plan within a period of five years from planting is removed, dies or become seriously damaged/diseased it/they shall be replaced in the next planting season with one of similar size, species and nursery stock.

Comments dated 13 May 2020

Following the receipt of the revised landscape plan, I confirm there are no arboricultural objections to the proposal

TDC Drainage Engineers:

Comments dated 28 May 2020

The applicant has not provided any information in relation to the disposal of surface water from the site to enable me to make observations on the proposal. The applicant must therefore submit a surface water drainage management plan which demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with the

principles of Sustainable Drainage Systems. The applicant is therefore advised to refer to Devon County Council's Sustainable Drainage Design Guidance.

Comments dated 3 June 2021

Further to discussions with AWP consulting engineers and the submission of the proposed drainage strategy as presented within Drawing No. 1085-01-PDL-1001-A and submitted calculations in support of the application. I have no further objections with the proposals and SWW have confirmed acceptance of the flows to the public sewer.

TDC Environmental Health:

A contaminated land condition should be included with any approval.

TDC Waste and Cleansing:

I am able to support this application in principle, but I am unable to confirm from the plans whether the allocated bin store is large enough to house the number of bins needed for the 6 units.

Allowing the standard containment requirements and assuming communal waste storage will be provided, allowance should be made for the following bins;

- 1 x 1100 litre bin **OR** 3 x 360 litre bins for residual waste
- 2 x 240 litre bins and 2 x 120 litre bins for recyclable waste (paper, glass, cans, plastics and cardboard)
- 6 x 23 litre food waste caddies
- We would recommend capacity for at least 1 x 240 litre bin for garden waste as this is a subscribed service and we have no way of knowing if a subscription would be made.

The **approximate** dimensions of these bins are provided in the table below.

Bin size	Width	Depth	Height
120 l	505	555	975
180 l	470	770	1110
240 l	585	740	1110
360 l	750	880	1115
660 l	1265	850	1250
1100 l	1265	1190	1470
55 l boxes	450	600	370
23 l food caddy	320	345	405

As the bin requirement is designed to be flexible, allowance should be made for extra bins if necessary.

The size of any doorway or entrance to the storage area should be large enough to allow removal and replacement of the required 1100 litre bin. I will need to see further detailed plans indicating how the waste and recycling containers will be stored and presented for collection at the site. The bin store would also need to allow for all bins to have unrestricted access, without the need for the residents or the collection crews to move bins to access others.

In addition the quality of the access road should not restrict the ability of our vehicles to access the site, if we are required to access with the vehicles. We have had particular issues with block paved areas in-filled with sand to improve permeability being unsuitable for use by our collection vehicles due to their weight (up to 26 tonnes).

We should also have a disclaimer signed by the land owner, if the vehicles are to enter the site to empty the bins from the bin store, stating that Teignbridge District Council would not be responsible for any damage caused to the road by our vehicles. If it is not the intention for the vehicles not to enter the site, the containers will either need to be at the adopted highway or within 10 metres of the adopted highway, therefore they will either need to be put out by someone, but this does not usually work unless there is a caretaker for the site who can facilitate this, or the bin store will need to be no further than 10 metres from the entrance to the site.

TDC Housing Enabling Officer:

Overview

Exminster House sits within generous grounds on the northern edge of Exminster, to the south of the M5. The main building was previously an office building and was converted into flats in 2016-17. The flats are rented out as private market rent apartments. The aim of the project is to add an extension to the main house to provide a further 6 new rental units that provide high quality, well designed and adaptable private rented accommodation.

Background

Affordable housing advice was previously provided by Housing Enabling for 19/00195/PE. This initially advised that the affordable housing requirement for a possible 8 or 9 unit scheme would be an off-site contribution equivalent to the cost of providing 2no. 2 bed apartments moderated by 50% to take into account the National guidance regarding Affordable Housing thresholds. Further advice was sought on a 6 unit scheme for market rented units and the principle for the previous offsite contribution advice was applied with costs uplifted in accordance with the BCIS index. There was also discussion regarding the possibility of an affordable private rent unit on site, given that the scheme is, in effect, a Build to Rent scheme. It was Housing Enabling's understanding at that time that the applicant was keen to provide affordable housing in line with the Planning Practice Guidance (PPG) for Build to Rent developments see: <https://www.gov.uk/guidance/build-to-rent>. Notwithstanding that, the Planning Statement submitted for this application refers to the provision of affordable housing as an off-site contribution secured through a S106 agreement. However, Housing Enabling have had a further meeting with the applicant (2nd July 2020) and they have confirmed that they are willing to provide one affordable private rented unit on-site in line with the PPG for affordable housing

on Build to Rent developments, provided that it can be done in a way that is compatible with the overall management policies and ethos of the scheme.

Affordable Housing policy requirements

Under policy WE2 it has previously been agreed that the affordable housing requirement is one affordable unit and that a ground floor one bedroom unit would be acceptable. With regard to an offsite contribution, as previously advised, updated to Nov 2019 BCIS rates this would total £93,540 less 50%, £46,770.

The Council is in the process of developing our policy for Affordable Private Rent and we are keen to work collaboratively with developers on this. The points below highlight key issues discussed on 2nd July, and areas for further work/discussion to agree how the affordable private rent will work in practice and matters to be covered in the S106.

Rent levels

The rent for Affordable Private Rent should be at least 20% below market rents and ideally affordable for someone on LHA. Current information provided on rents at Exminster House is between £585 to £650 pcm for one bed with study. With 20% discount this would be between £468 and £520. This suggests that 20% discount for a one bed unit will be affordable, but this does need to take into account that current LHA rates are inflated for Covid 19 for one year and they may drop back to pre Covid levels.

The table below shows market rents as recorded by the Valuation Office for last year (latest data published June 2020) and LHA rates for South Devon and Exeter Broad Rental Market Areas.

Teignbridge VOA Sep 18-19	Mean pcm	Lower Quartile	Median	Upper	LHA S Devon BRMA
1 bed	501	450	500	550	449
2 bed	657	600	650	700	599
Exeter VOA Sep 18-19					Exeter BRMA
1 bed	626	575	620	675	570
2 bed	795	715	775	850	679

S106 and management arrangements

The affordable private rent home will be secured by a S106, but it does not have to be transferred to a registered provider (RP) landlord. The affordable private rent home should be under common management control, along with the market rent build to rent homes. The PPG requires that the S106 will need to set out the process for managing affordable private rent units and include the parameters of the lettings agreement, the rent levels, apportionment of the homes across the development, a management and service agreement, and a marketing agreement setting out how their availability is to be publicised.

The section 106 should also require the build to rent scheme operator to produce an annual statement to authorities, confirming the approach to letting the affordable

units, their ongoing status, and clearly identifying how the scheme is meeting the overall affordable housing level required in the planning permission.

Any affordable private rent homes included as part of a scheme, through a section 106 agreement, are provided specifically as a community benefit in perpetuity. The PPG requires that the section 106 should set out what should happen if any homes within a build to rent scheme are disposed of, including the withdrawal of affordable private rent homes at any time, or conversion of private market rent homes to another tenure before the end of a covenant period. This can take the form of alternative provision of other affordable housing, as defined in national planning policy. Alternatively, clawback arrangements can be used, the proceeds of which should be spent on the provision of alternative affordable housing, for the benefit of the community.

Tenancies

PPG specifies that the market Build to Rent units and the affordable private rent units should be let on longer tenancies of three years or more with provision for tenants to end the tenancy sooner without penalty and this would be set out in the S106 or possibly as a condition of the planning permission. Further discussion is needed as to how this is done in practice – e.g. will it be a three year fixed term tenancy with break clause, or would a shorter fixed term with periodic tenancy thereafter be acceptable. Housing Enabling will seek further clarification on this and examples of practice in other authorities or where RPs use ASTs.

Eligibility and allocation process

The PPG states that the eligibility criteria for the affordable private rent homes should be set out in the section 106 agreement. Eligibility should be determined with regard to local household income levels, related to local rent levels and could be from the Statutory Housing list, taking into account the affordability of the homes to those on the list or in the absence of an established local intermediate housing list, developers and authorities may consider assembling a unique dataset for the development. It is proposed that the unit is advertised through Devon Home Choice, the Devon-wide allocation scheme for affordable homes, with a one off charge to the landlord of the affordable private rent unit. Housing Enabling will discuss with Devon Home Choice (DHC) the extent to which specific criteria for potential tenants can be set out in the DHC advert. TDC no longer registers people in relatively minor housing need (previously Band E) on DHC so targeting local people who would be seeking this type of tenure could be problematic. We will explore whether targeting the unit for key workers may be a way forward. There would usually be a local connection cascade set out in the S106 – see TDC template.

Deposits and rent in advance

For existing market rent units at Exminster House, one month rent in advance and deposit equivalent to up to 6 weeks rent, is required from new tenants. It was discussed at the meeting on 2nd July that this may not be affordable for someone who is eligible for affordable housing and by definition cannot meet their housing

needs through the market. It was agreed that the applicant and TDC will explore ways to accommodate this, ie deposit guarantee arrangements or waiving/reducing the deposit requirement.

Design and integration

In line with TDC Local Plan policy WE2 and WE4 the affordable and market housing must be visually indistinguishable whilst allowing for buildings to be individual and have character. Affordable and market dwellings should be intermixed within the site and concentrations of Affordable Dwellings should be avoided. The Nationally Described Space Standards should be used as a guide for the size and layout of affordable units see: <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Housing Need

There are typically around 1000 people on the Housing Register who are in housing need in Teignbridge. This may increase following the economic impact of the Covid 19 pandemic. Overall affordable housing need at May 2020 recorded on Devon Home Choice, the Councils allocation scheme, was:

All Applicants						
	Bedroom					
Band	1	2	3	4	5	Total
Band A	1	1	1	1	1	4
Band B	109	54	25	16	8	212
Band C	80	100	116	37	2	335
Band D	304	100	28	4	1	437
Band E	1	1				2
Total	495	256	170	58	11	990

The largest proportion of people in the highest priority for rented affordable housing require one or two bedroom properties. However, turnover in existing larger units of affordable housing stock is low, so that demand for larger units of affordable housing continues to be significant.

Lifetime homes (or equivalent) and accessible/adaptable homes

Nationally Britain has an aging population and both market and affordable housing should be designed where possible to meet the needs of elderly residents, both in age designated schemes and dwellings designed for any age. A significant proportion of affordable housing applicants on Devon Home Choice have mobility issues and require step free dwellings, with some requiring fully accessible homes. There is therefore a need for affordable homes to be built to Approved Document 2010, M4(2) Cat 2 accessible and adaptable standard on most sites in the District. Developers are encouraged to consider accessibility and suitability for older residents in the design of all homes, market and affordable, even where they are not specified adaptable or accessible units.

Climate Change

The Council is committed to tackling the Climate emergency and mitigating its impact and new homes should be designed to utilise renewable energy for heating and hot water and provide low water consumption fixtures/fittings. This not only has environmental benefits but also reduces running costs and makes the units more affordable to residents.

Conclusion

Previous pre-application advice and discussion with the applicant concluded that as a Build to Rent development the scheme could meet the affordable housing requirement of one unit with an on-site affordable private rent unit. This would be a welcome contribution to expanding the diversity of the affordable housing offer in the District and the Council is keen to develop policies and allocation procedures for Build to Rent to accommodate similar applications elsewhere. Housing enabling are available to discuss further the detail of how this would work and will forward the standard Heads of Terms for the S106 for the applicant to draft an agreement adapted to the Build to Rent requirements as set out above and in the PPG.

DCC Highways:

Observations:

The site is accessed off Miller Way which is a county Highway restricted to 30 mph.

There have been no collisions reported to/by the police between 01/01/2014 and 31/12/2018.

The amount of traffic generated by the development will not have a severe impact on the existing Highway network and there is sufficient parking to stop vehicles over-spilling onto the existing Highway.

Recommendation:

The Head of Planning, Transportation and Environment, on behalf of Devon County Council, as local highway authority, has no objection to the proposed development

Historic England:

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

6. REPRESENTATIONS

A site notice was erected.

Six letters of objection have been received which raised the following planning issues:

- Overbearing.
- Loss of light and overshadowing.
- Overlooking and loss of privacy.
- Noise and disturbance.
- Overdevelopment.
- Increase in traffic.
- Loss of wildlife habitat.
- Concentration of housing density is not in keeping with the surrounding area.

7. TOWN / PARISH COUNCIL'S COMMENTS

Exminster Parish Council object to the application for the following reasons:

- The site appeared over-developed. The building was considered overbearing and not in keeping with surrounding properties.
- The rear of the proposed building was approximately 4m away from the rear of 2 Miller Way and would impact on the amenity of the residents.
- The development would not provide affordable rental opportunities in the parish; contrary to Local Plan Policies (LPP) S21 Villages and WE2 Affordable Housing Site Targets.
- The development would result in the loss of open space and the communal area for occupants of the flats in Exminster House.
- There were inconsistencies regarding the numbers of bedrooms in the new units, and provision of a 20-cycle, bicycle store to supplement on-site parking in section 9 of the application.
- If the application was approved, a preservation order should be made for the existing boundary hedge to maintain biodiversity.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 464.28 sq m. The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 0 sq m. The CIL liability for this development is £129,376.76. This is based on 464.28 net m² at £200 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. CARBON/ CLIMATE IMPACT

The submitted Design & Access Statement details the following:

- Any surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling.
- Materials and services will be sourced locally where possible with any timber sourced from sustainable managed forests.
- The buildings external and internal envelopes will be highly insulated and detailed to minimize air leakage.
- Low energy LED lighting will be provided wherever possible and, smart metering will also be provided to allow residents to properly understand and control their energy usage.

11. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place