EXETER CITY COUNCIL

Employment Planning Permissions and Completions

April 2013

Employment
Planning Permissions and Completions

Contents

Page 3	Explanatory notes
Page 4	Schedule of land with planning permission for employment use
Page 12	Land with planning permission for employment - Summary
Page 13	Schedule of completions
Page 15	Schedule of lapsed planning permissions
Page 16	Plans of sites with planning permission

If you require any further information please contact:

City Development
Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1NN

Telephone 01392 265550
Fax 01392 265431
Email ldf@exeter.gov.uk
Website www.exeter.gov.uk

This study identifies land with planning permission for employment development within the boundaries of Exeter City Council at 1 April 2013 and employment land completions between April 2012 and March 2013.

Explanatory note

To be included in this schedule the site must be considered suitable for one or more of the following uses according to the Town and Country Planning (Use Classes Order) 1987:

- Business Use Class B1
- General Industrial Class B2
- Storage and Distribution Class B8
- Sui Generis of an employment nature e.g. car showrooms with attached workshops.

The most accurate data to take is the floorspace in square metres (sq m) rather than the area in hectares (ha) or acres, which, in most cases, is the size of the whole site and not just the development proposed (i.e. the whole site rather than the extension). The floor spaces for sites which have outline permission may be estimated, because floor areas are not always provided on outline planning applications.

Note that we no longer record only sites over 1000 square feet (93 square metres) or more, and instead monitor all employment additions under the above Use Classes, and include losses (i.e. from changes of use) in order to monitor the net gain.

The plans at the back of the document detail outstanding planning permissions, those that have yet to be implemented. Completions are not included in the plans.

Key to Tables

ID	-	Unique reference number (C = city centre, R = rest of city, V = vehicle showroom).
Area	-	Area uncompleted at the end of the study period.
Floorspace	-	Approved and estimated floorspaces.
Type of Permission	-	Whether the permission granted is outline, reserved matters or detailed.
Decision Date	-	Date the planning permission was granted.
Notes	-	Useful notes to enable the reader to understand the status of the site.
Plan No	-	Reference to which plan the permission is mapped on at the back of the document.

Land with planning permission for employment: City Centre

ID		*Proposal*	*Ha*	*Acres*	*Floorspace sqm*	*Floorspace sqft*	*Application Numbers*
C16	Former Central Station Yard	Building for mixed use with a flexible commercial use at ground floor level	0.05	0.13	255	2745	10/0803
C23	Broadwalk House North, Southernhay West	Change of use from business to medica	-0.03	-0.06	-172.7	-1859	11/2046
C26	19-21 Cathedral Yard	Change of use of third floor from business to healthcare facility	-0.04	-0.10	-300	-3229	12/0667
C27	8-10 St. Davids Hill	Change of use of ground floor office to non residential institution	-0.05	-0.11	-20	-215	12/1598
C28	130 Fore Street	Alterations and roof level redevelopmer to provide 13 flats	-0.03	-0.07	-140	-1507	12/1426
		Total City Centre	**-0.1**	**-0.2**	**-377.7**	**-4065**	

ID	Type of Permission	Decision Date	Applicant	Notes	Plan No
C16	Outline	16/08/2010	Inland Homes Limited		1
C23	Detailed	16/03/2012	OPTIMAX		1
C26	Detailed	23/07/2012			1
C27	Detailed	10/01/2013			1
C28	Detailed	14/02/2013			1

Land with planning permission for employment: Outer Areas

ID	Location	Proposal	Ha	Acres	Floorspace sqM	Floorspace sqft	Application Numbers
R66a	Land adjoining Grenadier Road and Pinn Lane	Three storey building for offices	0.20	0.5	650	6996	02/1478, 04/0604, 09/0163, 12/0360
R81	Land off Grace Road, Marsh Barton Trading Estate	Development to provide 4 attached units fc mixed uses (B1, B2 & B8). Under construction	0.66	1.63	910	9795	03/1449, 09/0629, 10/0908, 12/0326
R141	15-17 Marsh Green Road North, Marsh Barton	Ground floor extension	0.26	0.63	259	2788	08/1894, 11/1618
R146	5 Christow Road, Marsh Bartor	Offices B1(a) and two 2 storey buildings B8	0.21	0.52	635	6835	10/0428
R147	Land south of Yeoford Way, Marsh Barton	Mixed use development. Site Cleared	14.97	36.99	46500	500522	10/0200
R152	Commercial Linen Suppliers, Devonshire House, Cofton Road, Marsh Barton Trading Estate	Supplementary building for storage, repairs and offices	0.69	0.28	540	5812	11/1023

ID	Type of Permission	Decision Date	Applicant	Notes	Plan No
R66a	Outline	27/04/2012	Summerfield Developments Ltd		3
R81	Detailed	10/05/2012	Eagle One Ltd		2
R141	Detailed	15/11/2011	Kynaston Autoservices Ltd		2
R146	Detailed	01/06/2010	Construction Services South West	Office 157.8m2 Storage 477.6m2	2
R147	Outline	17/03/2011	Prego Developments Ltd		2
R152	Detailed	08/08/2011	CLH Exeter		2

ID	Location	Proposal	Ha	Acres	Floorspace sqM	Floorspace sqft	Application Numbers
R154	Bishops Blatchpack, Kestrel Way, Sowton Industrial Estate	Two storey building for office and warehouse use	0.06	0.15	396	4263	11/1235
R156	18A Fore Street, Topsham	Change of use from office to dental surger	-0.01	-0.14	-17.86	-192	11/0774
R157	Centurion Mill, Kestrel Way, Sowton Industrial Estate	Change of use of part of building from manufacturing to assembly and leisure	-0.10	-0.25	-1430	-15392	08/2293, 12/0211
R159	452 Pinhoe Road	First floor extension on south east elevatio	0.18	0.45	42.2	454	12/0555
R160	Land south of Met Office, Fitzroy Road	Mixed use development	3.97	9.82	6167	66381	11/1619
R162	Westerly, Matford Park Road	Alterations including extension to link showrooms	0.88	2.18	99.8	1074	12/0462
R163	140 Pinhoe Road	Change of use of first floor from residential to office	0.01	0.32	30	323	12/0837

ID	Type of Permission	Decision Date	Applicant	Notes	Plan No
R154	Detailed	10/10/2011	PGL Training in Construction		
R156	Detailed	21/07/2011	Norsworthy Limited		
R157	Detailed	03/05/2012			4
R159	Detailed	15/06/2012			3
R160	Outline	19/06/2012			3
R162	Detailed	26/06/2012			2
R163	Detailed	13/09/2012			

ID	Location	Proposal	Ha	Acres	Floorspace sqM	Floorspace sqft	Application Numbers
R164	Land bounded by Alphington Road, Ashton Road and Marsh Barton Road	Mixed use development comprising 3 new and 3 refurbished industrial/business units	1.20	2.95	1072	11539	12/0514
R165	Gilbert House, Grace Road West, Marsh Barton Trading Estate	Change of use from first floor office to nursery	-0.05	-0.13	-395	-4252	12/1094
R168	1 Swan Yard	Change of use from business/workshop to art studio/tattoo studio	-0.01	-0.04	-100	-1076	12/1388
R169	Centurion Mill, Kestrel Way, Sowton Industrial Estate	Warehouse extension	0.15	0.36	1180	12701	12/1281
R170	The Learning Centre, Alphinbrook Road, Marsh Barton Trading Estate	Change of use from education/general industrial to business/general industry/storage	0.34	0.83	1840	19806	12/0941
R171	15 York Road	Change of use from offices to flats	-0.06	-0.15	-345	-3714	12/1553
R172	Golf Club Cottage, Topsham Road	Change of use from dental surgery to office	0.01	0.03	73.5	791	13/2500
		Total Outer Area	**23.56**	**56.93**	**58106.6**	**625454**	

ID	Type of Permission	Decision Date	Applicant	Notes	Plan No
R164	Detailed	26/09/2012			2
R165	Detailed	05/10/2012		Ground floor already complete 2012	2
R168	Detailed	19/11/2012			1
R169	Detailed	03/12/2012			4
R170	Detailed	12/12/2012		Was B1, B2 and B8 prior to 2000	2
R171	Detailed	11/02/2013			1
R172	Detailed	13/02/2013			

Land with Planning Permission for Employment
Summary

	Site Area		Floorspace	
	Hectares	**Acres**	**Sq Metres**	**Sq Feet**
City Centre	-0.02	-0.20	-378	-4065
Outer Areas	23.56	56.93	58107	625454
Total	**23.54**	**56.73**	**57729**	**621389**

	Hectares	**Acres**	**Sq Metres**	**Sq Feet**
Outline Planning Permission	19.19	47.44	53572	576644
Detailed Planning Permission	4.37	9.28	4157	44745
Reserved Matters Planning Permission	-			
Total	**23.56**	**56.72**	**57729**	**621389**

Completions April 2012 to March 2013: City Centre

ID	*Location*	*Proposal*	*Ha*	*Acres*	*Floorspace sqm*	*Floorspace sqft*
C19	30 Southernhay East	Change of use of first floor suite from Business to Business and Medical	-0.02	-0.04	-57	-614
C20	32-33, Gandy Street	Change of use from retail and office to cafe/restaurant	-0.02	-0.05	-234	-2519
C21	Suite 4, Hampton House, 23 Longbrook Street	Change of use from business to non residential institution (education)	-0.02	-0.05	-72	-775
C22	Suite 1, Garden Floor, 11-15, Dix's Field	Change of use from office to consulting and therapy rooms	-0.01	-0.04	-77	-829
C24	21a, Cathedral Yard	Change of use of first floor from office to restaurant/café	-0.01	-0.03	-186	-2002
C25	Elm House, 54 Mary Arches Street	Change of use of ground floor from financial to business	0.03	0.08	196	2110
		Total City Centre	***-0.05***	***-0.13***	***-430***	***-4629***

Completions April 2012 to March 2013: Outer Areas

ID	*Location*	*Proposal*	*Ha*	*Acres*	*Floorspace sqm*	*Floorspace sqft*
R148	Units 1-2 Oak Business Units, Thorverton Road, Marsh Barton Trading Estate	Ground floor extension	0.11	0.28	128	1378
R150	10 Bittern Road, Sowton Industrial Estate	Alterations and extension	0.32	0.79	972	10463
R151	12A, Wykes Road	Replacement office and workshop building	0.08	0.20	148	1593
R153	Aldens Business Court 7a, Chudleigh Road	Two storey office building	0.01	0.03	2010	2260
R158	Higher Huxham, Belmont Road	Change of use from office to osteopath	-0.01	-0.01	-66	-710
R161	Unit 66 Basepoint Business Centre, Yeoford Way, Marsh Barton Trading Estate	Change of use from business and industrial to café and takeaway	-0.01	-0.01	-53.5	-576
R166	Unit 3 Tan Lane	Change of use from workshop to gym	0.01	0.04	130	1399
R167	2 Okehampton Street	Change of use from office to funeral director	-0.01	-0.02	-49	-527
		Total Outer Areas	***0.5***	***1.3***	***3219.5***	***15280***

Lapsed planning permissions

ID	*Location*	*Proposal*	*Ha*	*Acres*	*Floorspace sqm*	*Floorspace sqft*	*Notes*
C13	Land adj. Renslade House	Two storey office building	0.07	0.17	750	8073	
R126	Land north of EDF between Pinn Lane and J29 on M5	Development to provide offices	0.93	2.29	5657	60891	
R142	Goshawk Units, Osprey Road, Sowton Industrial Estate	Extension	0.50	1.23	137	1474	
R143	Vapormatic, Kestrel Way, Sowton Industrial Estate	Extension	0.16	0.40	1185	12755	
R144	City Link, Silverton Road, Marsh Barton Trading Estate	Extension	0.74	1.83	985	10602	
R145	Land to south west of 1-3 Clyst Units, Coften Road, Marsh Barton Trading Estate	Two industrial buildings	0.15	0.37	375	4036	
		Total	**2.55**	**6.29**	**9089**	**97831**	

Not to scale ñ © Crown copyright Exeter City Council 100049053 2013

INDEX PLAN

Exeter City Council

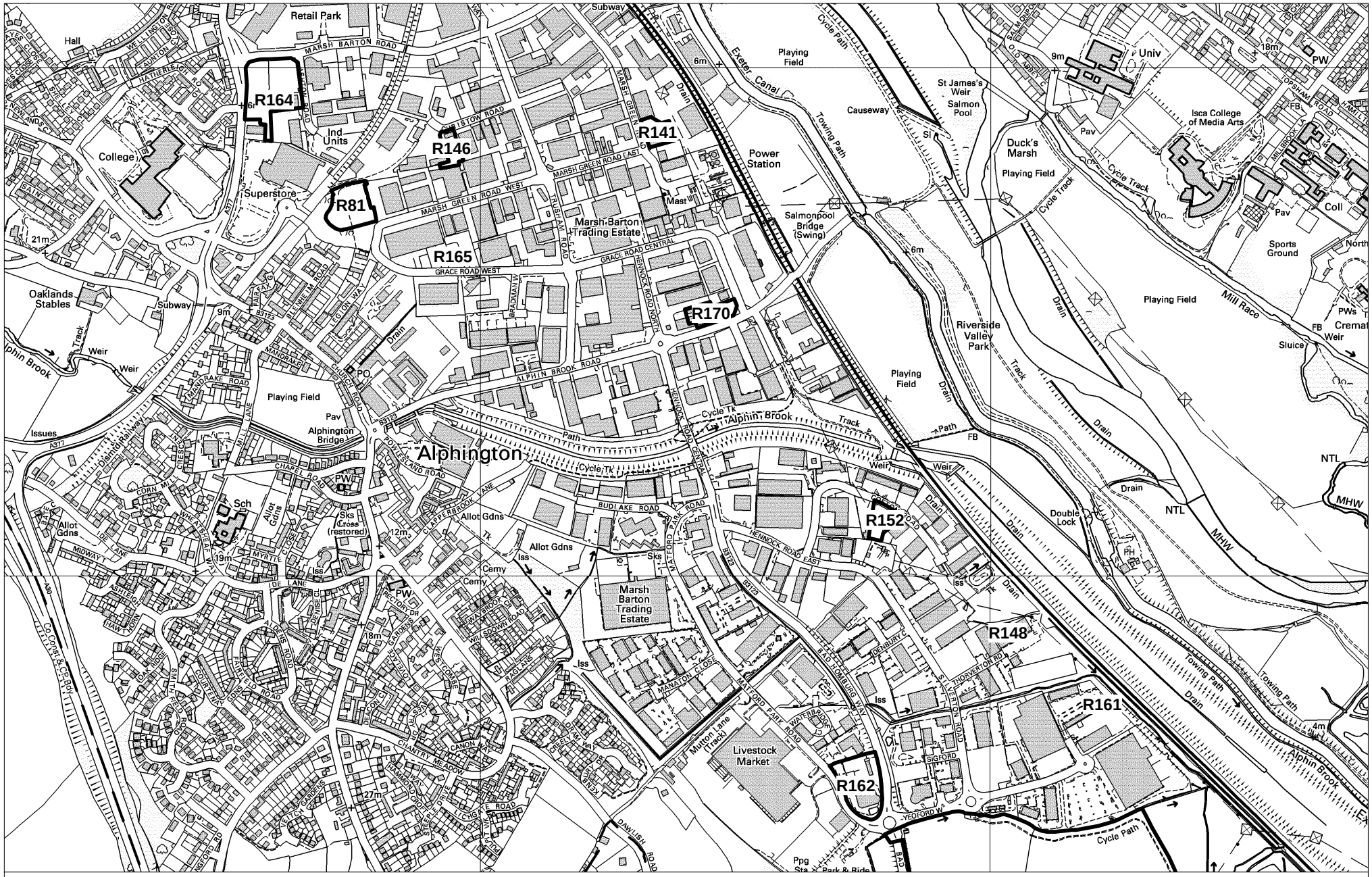
Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

Not to Scale ñ ©Crown copyright Exeter City Council 100049053 2013

PLAN 1

Exeter City Council

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.

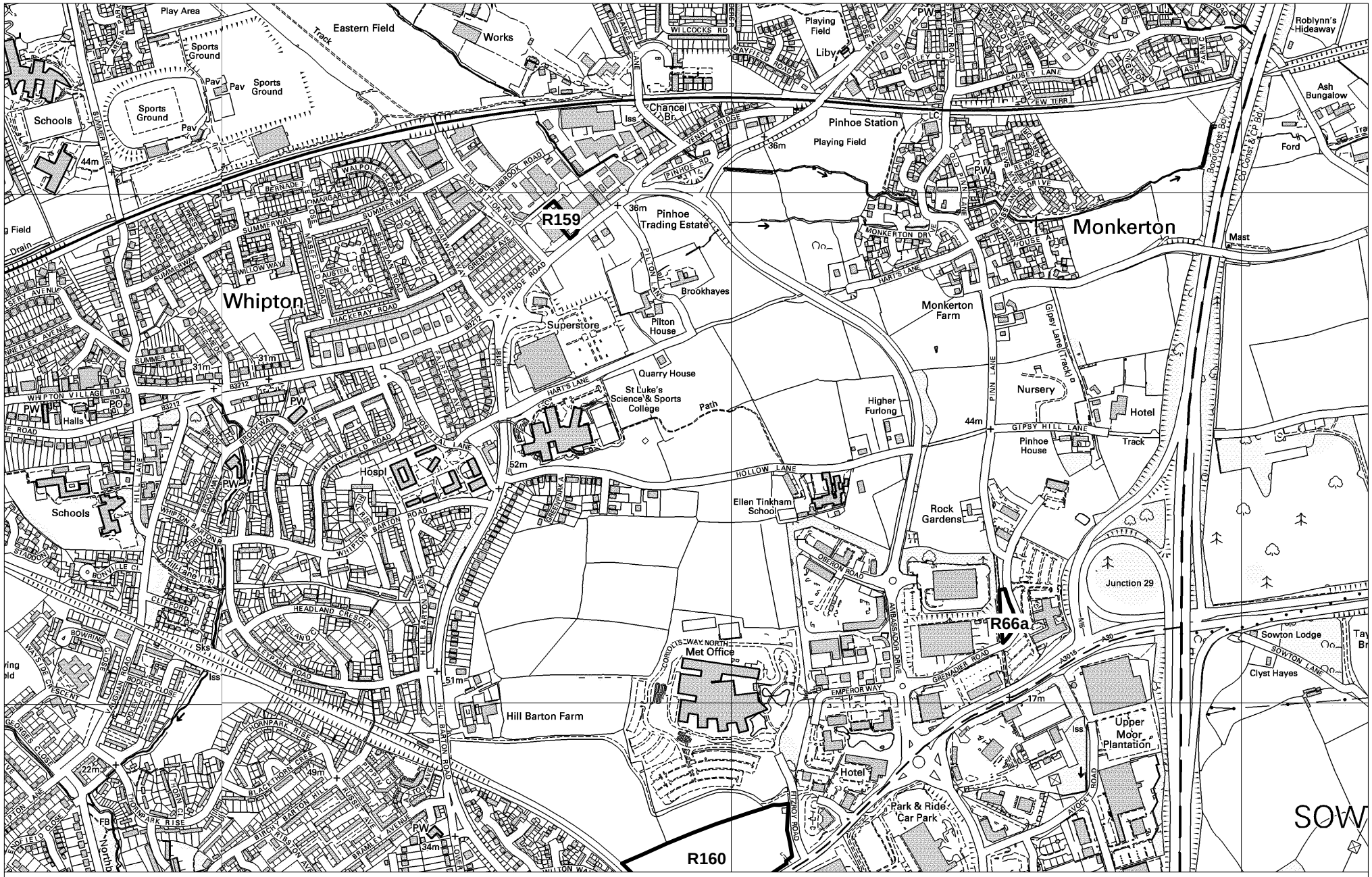


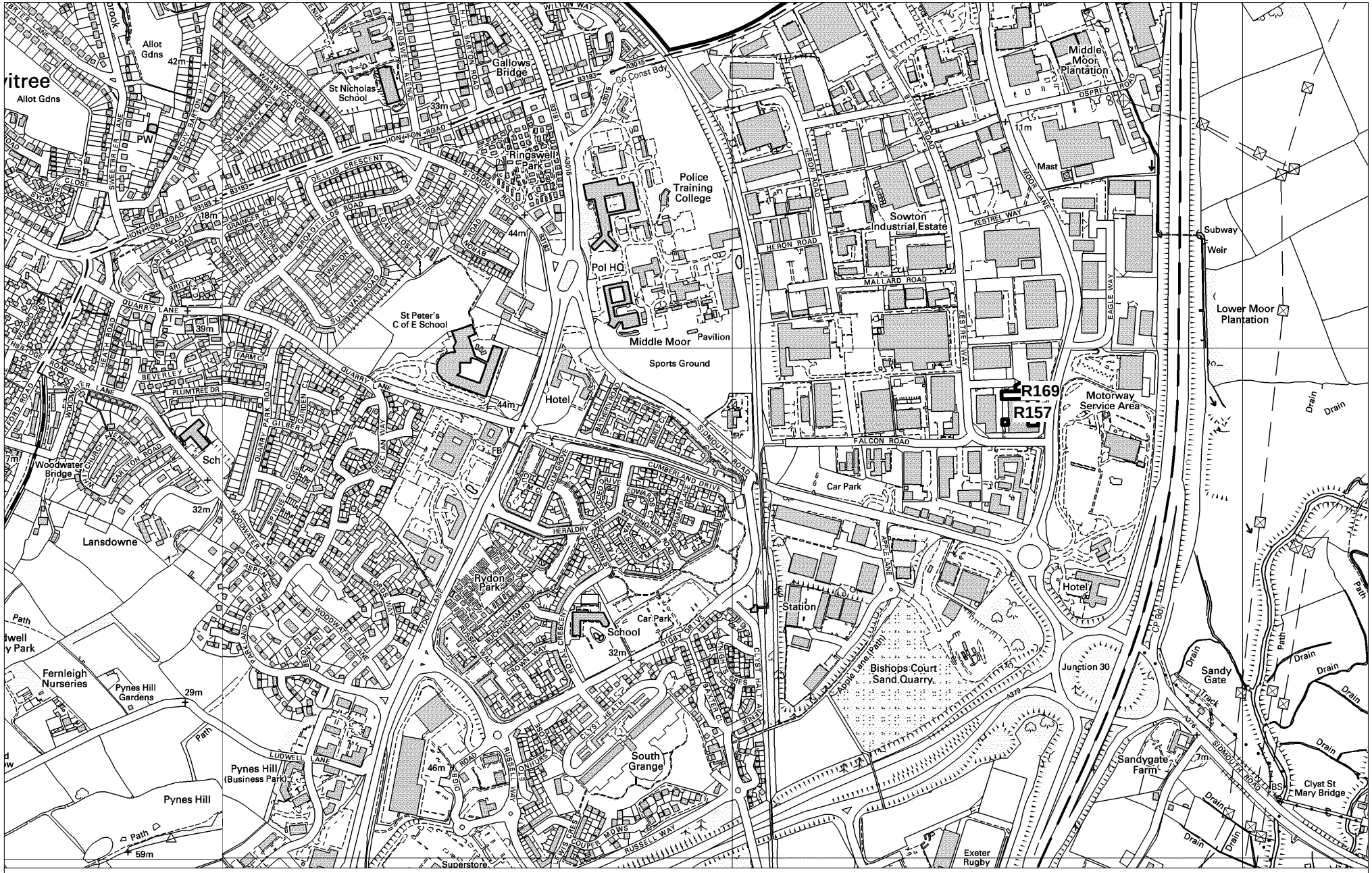
Not to scale ñ ©Crown copyright Exeter City Council 100049053 2013

PLAN 2

Exeter City Council

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.


Whipton
Monkerton
Pinhoe Station
Pinhoe Trading Estate
Brookhayes
Pilton House
Superstore
Quarry House
St Luke's Science & Sports College
Monkerton Farm
Nursery
Hotel
Pinhoe House
Higher Furlong
Ellen Tinkham School
Rock Gardens
Met Office
Hill Barton Farm
Junction 29
Upper Moor Plantation
Park & Ride Car Park
Sowton Lodge
Clyst Hayes
Roblynn's Hideaway
Ash Bungalow
Eastern Field
Sports Ground
Schools
Playing Field
Works
Chancel Br.
Hospl
Halls
PO
Hill Lane (Trk)
Gipsy Lane (Track)
Track
Path
R159
R160
R66a
M5
A30
A3015
Not to scale
©Crown copyright Exeter City Council 100049053 2013
PLAN 3
Exeter City Council
Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.



Not to scale ñ @Crown copyright Exeter City Council 100049053 2013

PLAN 4

Exeter City Council

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.