
From: Planning Consultation
Sent: 29 May 2020 09:57
Subject: FW: Objection to planning application 19/1556/FUL

From: Bryan Brown
Sent: 26 May 2020 16:12
Subject: Objection to planning application 19/1556/FUL

Dear Mr Diamond,

We are currently unable to login to ECC although my email and password are valid (there is an error in the system). We are therefore writing to you today to object and comment via email rather than on the ECC site. We hope that this is sufficient as it has been for other recent applications we've commented on.

We would like to object to the current planning application for the former Harlequin's site. The revised plans for 'co-living' and hotel are in our opinion dramatically out of place for the city centre and a conservation area. The proposed scale of the building is still much too large (being only reduced by 1 floor in response to the previous 255 objections). This proposal will dwarf the surrounding buildings, many of which are listed, and will have impact on city residents daily experience (reducing the aesthetic value and sensory experience of the city centre) as well as potentially reduce visitors to the city as they will feel less attracted to it. We moved to Exeter 5 years ago in large part because of its archaeological and architectural heritage. A project of this size with such a lack of care for the history and surrounding architecture is out of place with that heritage. We are frankly deeply concerned about this project's apparent lack of care for the archaeological history (Roman wall, etc) that it is going to be directly impacting. We believe allowing this project as it currently stands to be built sets a very dangerous precedent for our city and the many listed buildings, including the Cathedral within our limits, and is importantly contrary to the Council's own policy in the adopted Local Plan.

Additionally, while we welcome ECC proposals that might allow more young professionals to live within the city and thus add significantly to its economy and culture, this proposal is not one that the city should be adopting. Co-living within the framework of this proposal has been heavily critiqued by the Strategic Director of Growth and Development in Manchester, a city vastly larger than Exeter. This should give ECC very real pause about the longterm benefits (indeed of short term costs!) to our city of any such building proposals.

As the planners have returned this application with very few amendments, clearly not taking into substantial consideration the many objections and comments made by residents to the previous application, we would urge you to consider rejecting this proposal outright and encouraging new solutions to this area in the city centre that will use the site in more collaborative and advantageous purposes for all city residents and businesses.

Thank you for your service,
Dr Bryan Brown & Olya Petrakova

