



Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Chris"/>
Surname	<input type="text" value="Dadds"/>
Company name	<input type="text" value="JLL"/>
Address line 1	<input type="text" value="Jones Lang LaSalle The Senate"/>
Address line 2	<input type="text" value="Southernhay Gardens"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="EXETER"/>
Country	<input type="text"/>
Postcode	<input type="text" value="EX1 1UG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of existing Harlequins Shopping Centre and pedestrian bridge over Paul Street. Making good of the façade of the Guildhall Centre, after removal of the pedestrian bridge. Refurbishment of the upper floors of 21-22 Queen Street to provide Co-Living (sui generis) accommodation. Erection of two blocks accommodating 298 Co-Living bedspaces and associated amenity areas, a hotel (Use class C1) with 114 bedrooms and associated space including bar and restaurant. In addition, a car park with 42 spaces, an interactive display space for the interpretation of the heritage of the site and surroundings, enhancement of the urban realm on the adjacent highways and on-site landscaping.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To allow for the erection of the Co-Living scheme and hotel development

7. Existing Use

Please describe the current use of the site

Shopping Centre

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

8. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Red brick
Description of proposed materials and finishes:	See Design And Access Statement

Roof	
Description of existing materials and finishes (optional):	Tiles
Description of proposed materials and finishes:	See Design And Access Statement

Windows	
Description of existing materials and finishes (optional):	Aluminium
Description of proposed materials and finishes:	See Design And Access Statement

Doors	
Description of existing materials and finishes (optional):	Aluminium and glass
Description of proposed materials and finishes:	See Design And Access Statement

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmac and brick pavier
Description of proposed materials and finishes:	See Design And Access Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

8. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

See drawing issue sheet included as Appendix A to the Planning Statement and Design and Access Statement

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See details in the submitted Transport Statement

10. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	92	42	-50
Cycle spaces	0	230	230
Disability spaces	4	4	0

11. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

12. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- b) Designated sites, important habitats or other biodiversity features:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- c) Features of geological conservation importance:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See Drainage Strategy

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

See Design and Access Statement - Section 4

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

See Design and Access Statement - Section 4

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

17. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	6893.3	6893.3	0	-6893.3
C1 - Hotels	0	0	4084	4084
Other	1752.5	1752.5	11572	9819.5
Total	8645.8	8645.8	15656	7010.2

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	0	114	114

19. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	36	0	36

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

21. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please

21. Industrial or Commercial Processes and Machinery

include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Design Review Panel December 2018
Exeter City Council Planning Working Party May 2019
Historic England pre-application process

25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

26. Ownership Certificates and Agricultural Land Declaration

under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	43 Scarborough Road
Address line 1	
Address line 2	
Town/city	London
Postcode	E11 4AL
Date notice served (DD/MM/YYYY)	04/11/2019

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	St. Helens
Address line 2	1 Undershaft
Town/city	
Postcode	EC3P 3DQ
Date notice served (DD/MM/YYYY)	04/11/2019

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Civic Centre
Address line 2	Paris Street
Town/city	Exeter
Postcode	EX1 1JN
Date notice served (DD/MM/YYYY)	04/11/2019

26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Avonbank
Address line 2	Feeder Road
Town/city	Bristol
Postcode	BS2 0TB
Date notice served (DD/MM/YYYY)	04/11/2019

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Audiology Department
Address line 1	Royal Devon & Exeter Hospital
Address line 2	Barrack Road
Town/city	Exeter
Postcode	EX2 5DW
Date notice served (DD/MM/YYYY)	04/11/2019

Name of Owner/Agricultural Tenant	
Number	22
Suffix	
House Name	
Address line 1	The Harlequin Centre
Address line 2	Paul Street
Town/city	Exeter
Postcode	EX4 3TT
Date notice served (DD/MM/YYYY)	04/11/2019

26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	County Hall
Address line 2	
Town/city	Exeter
Postcode	EX2 4QD
Date notice served (DD/MM/YYYY)	04/11/2019

Name of Owner/Agricultural Tenant	
Number	20
Suffix	
House Name	
Address line 1	Queen Street
Address line 2	
Town/city	Exeter
Postcode	EX4 3SN
Date notice served (DD/MM/YYYY)	04/11/2019

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)