

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
3	26th April 2021	21/1077/OUT	The Jack In The Green Inn, London Road, Rockbeare, Exeter, EX5 2EE.	Construction of five dwellings and associated infrastructure (outline application seeking approval for access and scale, with matters of appearance, layout, and landscaping reserved).	Support the principle of the development but the Committee wants to raise concerns about the potential displacement of car parking at busy times and the impact this may have on the surrounding development.	
52	19 <sup>th</sup> July 2021 27 <sup>th</sup> June 2022	20/2028/V106	South Whimble Farm, Clyst Honiton, Exeter, EX5 2DY.	The request to vary the S106 for 16/1826/MFUL (Erection of 19 houses at South Whimble Farm) to reduce the requirement for affordable housing provision from 26% (5 houses) to 0% (nil houses)	<p><b>Object resolved</b> to object to the application to remove the affordable housing provision at the development at South Whimble Farm on the basis of wanting to support the need for social housing in the town and in the wider East Devon district.</p> <p>The Chairman would contact the Local Planning Authority (LPA) for an update as determination on applications 20/2028/V106 and 20/1663/VAR remained outstanding.</p>	
53	19th July 2021	20/1663/VAR	South Whimble Farm, Clyst Honiton, Exeter, EX5 2DY.	Removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove requirement for connection to the Cranbrook district heating network	<p><b>Object resolved</b> to continue to object to the application to remove condition 16 to connect to the district heating network on the basis of promoting a development which would be integrated with the remainder of the development at Cranbrook and not set apart, the aim of net zero and</p>	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
					<p>supporting the development of the waste-to-energy project.</p> <p>The Chairman would contact the Local Planning Authority (LPA) for an update as determination on applications 20/2028/V106 and 20/1663/VAR remained outstanding.</p>	
55	8 <sup>th</sup> August 2022	21/2604/OUT	6 Railway Terrace Broadclyst	Outline application with all matters reserved for the erection of seven dwellings	<p>Support.</p> <p>Unreasonable to refuse on grounds of sustainability and strategy 7 / 12. Support foot cycle link. Suggest vehicle link to Cranbrook.</p>	<p>APPROVED subject to Section 106 as below:</p> <ul style="list-style-type: none"> <li>• Biodiversity net gain on site or as off site credit;</li> <li>• Financial contribution to SANGS and habitat mitigation;</li> <li>• Contribution to infrastructure;</li> <li>• Off-site AH contribution;</li> <li>• Others ability to use footway and cycleway.</li> </ul>

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
58	Email 30 <sup>th</sup> August 2022 and noted 10 <sup>th</sup> October 2022	22/0405/RES	Southbrook House Southbrook Lane EX5 2PG	Reserved matters comprising layout, scale, appearance & landscaping for the erection of 9 dwellings, Discharge of conditions 4 (drainage), 6 (ground infrastructure), 8 (external lighting), 9 (landscaping), 10, (finished floor levels), 11(ecological recommendations), 12 (refuse storage) and 13 (materials) in respect of subsequent outline application 18/2588/OUT	Resolved to recommend refusal on the grounds that whilst the principle of development, general layout and design is acceptable the committee felt that the application could not be fully supported for the following reasons:  1. The issue of mains connection of both foul and surface drainage (with adoption by SWW) needs to be addressed now. 2. The collection of domestic waste from kerbs outside properties needs to be clearly stated. 3. No streetlights shown on the plans. 4. there is no mention of how each home will be heated. 5. there is no mention of how the communal landscaped area will be managed.	
61	14/11/22	22/2343/MRES	Site of Tillhouse Farm	Application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the demolition of existing buildings, conversion of dairy building to 2 residential dwellings, construction of 10 new residential dwellings, and associated car parking, roads, access, landscaping, infrastructure and engineering works (including ground	<b>resolved to recommend refusal.</b> Whilst the principle of development of the site is acceptable the Town Council Objects on the following grounds:  Overdevelopment. The number, mix and size of the proposed dwellings need to be reconsidered as they will tend to add to the unbalanced community that the Town Council has been seeking to address for some time.	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
				<p>modelling and utilities). This is a subsequent application in respect of outline permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline permission 6, 11, 14, 17, 20, 22, 23, 24, 28, 29 and 37</p>	<p>The access is wholly unacceptable. It encroaches into the country park, the proposed access road is immediately adjacent to a country park path at the narrowest part of the park.</p> <p>Refuse collection proposals are unacceptable and should be kerbside for each dwelling.</p> <p>Parking is inadequate and will lead to overflow into the adjacent parcel.</p> <p>There is residential concern that existing drainage issues will be exacerbated.</p>	
62	14/11/22	22/2306/MRES	Land to north of Tillhouse road Cranbrook Town Centre	<p>Application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the construction of 31 dwellings including affordable housing, parking, roads, footpaths, landscaping, open space, associated site infrastructure, and all other associated works (including ground modelling and utilities). This is a subsequent application in respect of outline permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline</p>	<p><b>resolved to recommend refusal and object on the following grounds:</b></p> <ul style="list-style-type: none"> <li>a. The proposed parking is inadequate and will lead to conflict at school drop off and pick up.</li> <li>b. The design of the estate road that runs east / west along the northern border will lead to conflicts between vehicles and those walking and cycling especially to and from school.</li> <li>c. The housing is inappropriate and will further contribute to an unbalanced community.</li> </ul>	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
				<p>permission (6, 11, 14, 17, 20, 21, 22, 23, 24, 28, 36 and 37).</p>	<p>d. Clarity is sought on the prevention of damage to green spaces and verges by unauthorised parking.                      e. Adoption needs to be clarified,                      f. The Council is concerned about the design of the parcel as to how the integrity of the gas main is protected.</p>	
63	14/11/22	22/2307/MRES	Land at Cranbrook Town Centre Basin 2c	<p>Application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the enlargement of the existing surface water basin 2c and resulting amendments to the neighbouring footpaths and the construction of a new surface water feature with associated infrastructure and engineering works (Including ground modelling) and landscaping. This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline permission (6, 14, 17, 18, 19 and 20.).</p>	<p><b>resolved to recommend support</b> subject to an assurance that the abandoned outfall will be rendered safe for the longer term.</p>	See 88 below

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
66	05/12/22	22/2354/FUL	Parcels TC5a TC6 TC7a Tillhouse Road Town Centre	Development of residential dwellings and associated car parking, roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities)	<p><b>resolved to recommend refusal and Object</b> on the following grounds:</p> <ul style="list-style-type: none"> <li>a. The proposed parking is inadequate and will lead to conflict at school drop off and pick up. The town council seeks assurances from the planning authority that there is a redesign of the parking strategy for residential and visitor parking to make adequate provision and that it will take account of future plans to expand the Education Campus;</li> <li>b. Rear parking courts are not supported as they are generally unpopular and underused leading to on street parking;</li> <li>c. The housing is inappropriate and will further contribute to an unbalanced community. Whilst greater density is expected in the town centre this does not mean that all of the properties need to be small.</li> <li>d. Clarity is sought on the prevention of damage to green spaces and verges by unauthorised parking. This should be designed out as far as possible to prevent impacts on the street scene and visual amenity. Areas of green space and landscaping separating</li> </ul>	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
					<p>parking areas need to be demised to residents;</p> <p>e. Adoption needs to be clarified, particularly any public open space that might be adopted by the Town Council including ensuring that it is accessible over public land;</p> <p>f. Adoption of drainage needs to be clarified particularly future responsibility for the drainage tank located in the public open space in front of the education campus.</p>	
69	19/12/22	22/2411/MRES	Cranbrook Ingrams Land Cranbrook New Community Land North of London Road	Reserved matters application (access, appearance, landscaping, layout and scale) for construction of 10 dwellings and associated works. This is a subsequent application in respect of outline permission 03/P1900 which was accompanied by an Environmental Statement.	<p><b>resolved to</b> support the general principle of the development. The general layout and design is acceptable with a welcome number of larger properties. In considering the detail the Committee would ask the Planning Authority to further review the following points:</p> <ul style="list-style-type: none"> <li>• Removal of the two “shared bin collection points”. They are not actually shared, they serve individual detached properties and are unneighbourly being located against the walls of neighbouring homes. Kerbside collection from all ten homes is perfectly feasible.</li> <li>• Clarity is sought on adoption prior to approval.</li> </ul>	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
73	16/01/23	19/0554/MFU L	Land at Elbury Meadows (North of Cranbrook Country Park)	Change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated infrastructure for use and access	Support the application	
74	16/01/23	19/0620/MOU T	Cranbrook Expansion Zone West Large Site Station Road Broadclyst	Outline Planning Application with all matters reserved except access for the expansion of Cranbrook comprising up to 850 residential dwellings, C2 residential institutions, primary school, mixed use area including A1, A2, A3, A4, A5, B1 business use (such uses in Classes A1-5 and B1 to comprise up to 1,500 sq metres), community uses, (including D1 non residential institutions and D2 assembly and leisure), sport and recreation facilities and childrens play green infrastructure /(including open space and SANG), access, landscaping, allotments, engineering (including ground modelling and drainage) works, demolition, associated infrastructure and car parking for all uses	Support the application	
75	Rec'd email 12/01/23  Respond	22/2789/ADV	Morrisons Supermarket Cranbrook	1 x internally illuminated totem sign, 2 x internally illuminated building mounted signs and 2 x internally illuminated canopy mounted signs	The proposals as set out in the attached documents appear to be fairly standard	



No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
	18/1/23				for the type of usage and are therefore acceptable.	
80	20/2/23	19/1798/MOU T	Land West of Gribble Lane Rockbeare	Outline application for the construction of up to 180 dwellings and associated infrastructure, with all matters reserved apart from access	whilst there is no objection in principle of the development of the site as this is in keeping with the finding sound of the Cranbrook Development Plan, however the Town Council <b>objects</b> to this application on the basis that it is found to be unsafe. It is wholly dependent upon measures being brought forward to reduce speeds along London Road. Coupled with this is the plethora of other nearby proposed junction access points on to the London Road including Cobdens, Ingrams housing, Ingrams Sports Centre, Farlands and the proposed gypsy and traveller site as well as other local access points to private properties and businesses. These proposals need to be considered in the round alongside detailed proposals for London Road itself and the Town Council's preference would be to see a roundabout provided to access the Grange expansion area.	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
83	5/04/23 Respond restated by email 11/4/23	22/2565/FUL	Bluehayes House Bluehayes Broadclyst EX5 3BA	Subdivision of an existing dwelling to form two dwellings, including extensions to the ground floor of west elevation and the enhancement of an existing track.	resolved to support the application. Whilst it is in the countryside, the site is surrounded by existing and proposed urban development, the site is sustainable and the principle of development set out in these proposals has previously been subject to approval by the planning authority. The proposed enhancement of the access is acceptable.	See 70 above
84	24/04/23	DCC/4336/20 23	Land between Mosshayne lane, Exeter and Shercroft Close, Broadclyst	Creation of a new 1.5km stretch of shared use trail from Shercroft Close, running parallel with the railway and business centres, to Mosshayne Lane, linking Cranbrook to Exeter. The scheme involves a 3.5m wide pathway with a section of boardwalk and a bridge over the River Clyst at Land between Mosshayne Lane, Exeter and Shercroft Close, Broadclyst	<b>Resolved</b> to Support the proposal to provide an off road foot and cycle link as an alternative to the existing route alongside the B3174 is welcome. The Town Council would seek further consideration of the eastern connection to Cranbrook including a safe crossing point over Station Road. It is recommended that Highways Officers review the current outline plans for the Bluehayes Expansion Area to ensure that users of the proposed path can safely transition over Station Road and continue through to the train station, London Road and routes that connect beyond.	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
85	24/03/23	23/0554/MFU L	Parcels TC3 and TC8b Land off Court Royal and Badger Way	Full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities)	<p><b>Resolved</b> to accept the proposed development, general layout and design but to <b>Object</b> to the following key elements:</p> <ol style="list-style-type: none"> <li>1. Refuse and recycling collection arrangements on TC8b are unacceptable and will undoubtedly lead to the creation of unsightly and unclear bin collection areas as has been the experience in the town to date where similar arrangements were put in place.</li> <li>2. The limited highway adoption proposals for TC8b are not acceptable and directly lead to the issue described at points1 above.</li> <li>3. Rear parking arrangements on TC3 and (to a lesser extent) TC8b will lead to on-street parking obstructing Court Royal and Badger Way unless parking restrictions are put in place.</li> <li>4. House types provide limited variation in design and colour palette.</li> </ol>	
86	24/03/23	23/0511/MFU L	Land to South of Tillhouse Road Cranbrook	Full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities)	<p><b>Resolved</b> to accept the proposed development, general layout and design but to <b>Object</b> to the following key elements:</p> <ol style="list-style-type: none"> <li>1. Public open space that is designated on the Landscape Adoption Plan for adoption by the Town Council is mostly inaccessible unless by access</li> </ol>	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
					<p>over private land. This needs to be resolved either by a redesign or by transferring the proposed POS to the householders.</p> <p>2. Refuse and recycling collection arrangements are unacceptable and will undoubtedly lead to the creation of unsightly and unclean bin collection areas as has been the experience in the town to date where similar arrangements were put in place.</p> <p>3. The limited highway adoption proposals are not acceptable and directly lead to the two issues described at points 1 and 2 above.</p> <p>4. Rear parking arrangements for properties along the Main Local Route will lead to on-street parking obstructing the MLR unless parking restrictions are put in place.</p> <p>5. House types provide limited variation in design and colour palette.</p>	
87	24/04/23	23/0540/FUL	Land off Tillhouse Road	Construction of a multi-functional concrete wheeled sport facility and access path	<b>resolved</b> that given the town Council is the applicant that the Committee make no comment.	

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
88	16/05/23 By email ratify by committee 05/06/23	22/2307/MRE S	Land at Cranbrook Town Centre (Broadclyst)  Basin 2c	Application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the enlargement of the existing surface water basin 2c and resulting amendments to the neighbouring footpaths and the construction of a new surface water feature with associated infrastructure and engineering works (Including ground modelling) and landscaping. This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline permission (6, 14, 17, 18, 19 and 20.).	The committee resolved that The Town Council reiterates its general support for the expansion of the basin to cater for the development of the town centre. However in doing so it makes the following points.  1. The existing outfall must be made safe for the longer term. It should be filled so that there is no danger of a collapse of the cover in future. Equally the existing outfall tends to equalise the water levels in the river and basin and this needs to be prevented going forward.  2. The Town Council questions the rationale for raising the bed level along the northern edges. This will encourage reed growth which could reduce capacity and require increased clearance.  3. There is a need for a deed of variation to address the financial contribution on adoption given the increased maintenance responsibilities.  4. Whilst the CEMP is acknowledged the Town Council would seek assurances that there will be liaison to minimise disruption and to identify alternative routes for events such as park run.	See 63 above

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
					<p>5. The CEMP must take full and continual account of the impact on the Education Campus, children travelling to and from school and on local residents particularly in Stone Barton.</p> <p>6. The Local Planning Authority to adjust the location to reflect an accurate description of the site. This is Cranbrook Town Centre, not Broadclyst Town Centre. It is recommended that the LPA check the location description of Cranbrook applications as part of validation to prevent the continual use of out of date locations.</p> <p>7. A member of the committee questioned whether the Dormice survey (which was conducted in November 2021) remained current. It is the wider understanding that the survey is current but the Committee requests that this be confirmed by the LPA.</p>	
89	05/06/23	14/2945/MOUT	Farlands London Road	To consider outline planning application for development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement)		

No	Cttee Date	Planning Ref.	Location	Description of Application	Planning Committee Decision	LPA Determination
90	05/06/23	23/1102/LDO	DISTRICT HEATING SYSTEM CLYST HONITON	To consider revised boundary for the Adopted Local Development Order (LDO) for District Heating Networks under application number 20/0530/LDO.		