

MINUTES

Committee: Planning Committee
Date: Thursday, 3 December 2015
Time: 7:00pm
Venue: Younghayes Centre

Present

Cllr Alistair Banks (in the Chair)
Cllr Lina Ficken
Cllr Sarah Gunn
Cllr Phil Norgate
Cllr Nick Partridge

Also Present

Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Nigel Grimshire

Darren Summerfield, New Community Projects Officer, Exeter and East Devon Growth Point
Janine Gardner, Town Clerk, Cranbrook Town Council

P15/1 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Shaun West.

P15/2 DECLARATIONS OF INTEREST

No declarations were made.

P15/3 PLANNING CONSULTATIONS

Application Number 15/2357/ADV

Following discussion, **it was resolved** that the Committee supports application number 15/2357/ADV on the basis that the proposed illuminated signs appear to be similar in character to other installations locally.

Application Number 15/2425/FUL

Following discussion, **it was resolved** that the Committee does not support application number 15/2425/FUL on the basis of the proposed wall's height and location. The demolition of the existing garden wall and construction of a new two-meter high boundary wall would alter the street scene and, more importantly, would impact on visibility and hence road safety on the main road to the train station. The Committee also questioned whether the application, if approved, would alter the current property boundary and whether it was in accordance with East Devon District Council's landscaping strategy for the town. Finally, concern was expressed about the potential for the proposed wall to block light to the neighbouring property.

Introduction to Outline Planning Applications

The Committee considered three outline planning applications covering a total of 4120 dwellings across three expansion areas of the town and the New Community Projects Officer, Exeter and East Devon Growth Point, attended the meeting to present to Members an overview summary of those applications. In particular, he highlighted that the findings of technical studies relating to the impact of airport noise and the landscaping to the south of the B3174 as well as the Planning Inspector's report on the Local Plan were currently being awaited. The Cranbrook Masterplan was also being created at present. Any of the above documents would be shared with the Committee as soon as they became available.

The applicants are expected to submit revised proposals in light of the above. Any revised and submitted plans would be subject to consultation with the Town Council. The applications, if approved, would be accompanied by Section 106 agreement(s).

Members commented on a potential governance and boundary review of Cranbrook in case of application approval, as some land covered in the current applications was located outside the current town boundary. This might also trigger the review of District Council wards. **It was resolved** to enter into discussions with the District Council as soon as possible.

Furthermore, the Committee expressed concern about the expected volume of traffic on the B3174 and highlighted the need for improvements made to that road. The New Community Projects Officer agreed to provide a copy of any consultation response from Devon County Council's highways department.

The Committee also requested sight of the responses made by neighbouring parishes as well as details of any visual impact assessment carried out from the neighbouring parishes' point of view.

Application Number 15/0047/MOUT

Following discussion, **it was resolved** to support outline planning application number 15/0047/MOUT in principle but the Committee expressed the following concerns in relation to it:

- The feasibility of placing the power lines underground should be investigated.
- The primary school should not be located next to pylons.
- In accordance with the general comments made above, the Committee remained concerned about the access to and from the B3174 which was already a busy road. In particular, the Committee would recommend a roundabout instead of a T-junction where the expansion area's main local route meets the B3174 as well as investment in cycle paths, pavements and any possible traffic calming measures along the B3174. Devon County Council as the Highways Authority would be involved as part of the future Section 106 agreement. The Committee requested the County Council's consultation response to the outline planning application number 15/0047/MOUT.
- Concern was also expressed about the potential visual impact from the east. It was requested that the District Council provide a copy of the relevant landscape assessment.

Application Number 15/0046/MOUT

Following discussion, **it was resolved** to support outline planning application number 15/0046/MOUT in principle but the Committee expressed the following concerns in relation to it:

- Details of the noise impact assessment commissioned by East Devon District Council should be made available, including how any development and/or expansion plans relating to Exeter Airport and the (future) location of its engine testing area, terminal(s) and runway(s) have been incorporated.
- East Devon District Council were also asked to advise on any implications in relation to air pollution due to the proximity to Exeter Airport and the E.ON Energy Centre.

- A robust hedgerow management plan would have to be implemented as some homes in parts of the existing town were located too close to hedgerows which blocked out light and required high levels of maintenance.
- In accordance with the general comments on access made above, the Committee remained concerned about the access to and from the B3174, and in particular with the two existing roundabouts shown in the plans which appear to have a problem with retained surface water.

Application Number 15/0045/MOUT

Following discussion, **it was resolved** to support outline planning application number 15/0045/MOUT in principle but the Committee expressed the following concerns in relation to it:

- In accordance with the general comments on access made above, the Committee requested further clarification on general access and traffic management issues and would consider different options at a future meeting. In particular, the Committee was concerned that this stretch of the B3174 was served by too many junctions.
- The Committee would recommend improvements to the junction where the expansion area's main local route meets the B3174 in order to increase traffic flow and ensure highway safety.
- The Committee would also recommend improvements to the Station Road junction. This matter had already been brought to the Highway Authority's attention and the New Community Projects Officer agreed to provide their response.

The Committee requested the County Council's consultation response to the outline planning application number 15/0045/MOUT.

Town Council Engagement Exercise

The Committee had received a suggestion from a member of the public for the Town Council to publically engage with the local community over the current outline planning applications in order to gauge the community's views and feed those back to East Devon District Council.

Following discussion, **it was resolved** to publically engage with the local community following the re-submission of more detailed planning applications. The Committee also requested that individual developers should be expected to consult with the local community prior to the submission of future substantial planning applications.

P15/4 PLANNING ENFORCEMENT

The Chairman invited Cllr Kim Bloxham to brief the Committee on the recent parking enforcement action on land opposite 7 Copse Close Lane, Cranbrook, EX5 7AP. A parking space had been created there without planning permission. The Committee noted that the District Council's enforcement officer had contacted the resident and developer over this matter and took the view that in order to alleviate the apparent parking problems in the area, it would object to one space being created and instead support the development of a wider solution, e.g. the creation of non-allocated spaces along the length of the current verge with permeable paving and additional planting.

Cllr Bloxham also referred to two further issues:

1. The increasingly problematic parking situation at Mead Cross/Meadow Lane could be alleviated by creating a continuous footpath with parking spaces situated between the footpath and the road. Cllr Bloxham agreed to follow this up as part of the Amenities Report to the Town Council.
2. The Service Lead – Planning at East Devon District Council was aware of instances where developers had created car parking spaces in front gardens without planning permission and was following this up with the developers.

P15/5 FUTURE PROCESS FOR CONSIDERING PLANNING APPLICATIONS

Following discussion, **it was resolved** for the Planning Committee to meet every three weeks from 13 January 2016 onwards on alternating Wednesdays and Thursdays, and to decide on a case-by case basis whether a formal meeting was necessary or email consultation sufficed in dealing with individual planning applications.

The meeting closed at 9:13pm

MINUTES

Committee: Planning Committee
Date: Wednesday, 13 January 2016
Time: 7:00pm
Venue: Younghayes Centre

Present

Cllr Sarah Gunn
Cllr Phil Norgate
Cllr Nick Partridge (in the Chair)
Cllr Shaun West

Also Present

Cllr Kevin Blakey
Cllr Kim Bloxham

Janine Gardner, Town Clerk, Cranbrook Town Council

P16/6 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Alistair Banks.

P16/7 DECLARATIONS OF INTEREST

No declarations were made.

P16/8 MINUTES

The minutes of the meeting on 3 December 2015 were accepted as a correct record.

P16/9 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P16/10 APPLICATIONS RELATING TO ADJOINING PARISHES

The Committee noted the summary published with the agenda and **it was resolved** to support planning applications 15/2729/FUL, 15/2811/FUL and 15/2790/FUL.

P16/11 PLANNING APPLICATION 15/1872/MRES

Following discussion, **it was resolved** to support planning application 15/1872/MRES, but to highlight that the Committee remained concerned about the outdoor seating area being located close to the road and roundabout. The Committee suggest to erect safe fencing or position the outdoor seating area away from the road.

The meeting closed at 7:12pm.

MINUTES

Committee: Planning Committee
Date: Thursday, 4 February 2016
Time: 7:00pm
Venue: St Martin's C of E Primary School

Present

Cllr Alistair Banks (in the Chair)
Cllr Sarah Gunn
Cllr Shaun West

Also Present

Cllr Kevin Blakey
Cllr Kim Bloxham

Janine Gardner, Town Clerk, Cranbrook Town Council

P16/12 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Phil Norgate and Nick Partridge.

P16/13 DECLARATIONS OF INTEREST

No declarations were made.

P16/14 MINUTES

The minutes of the meeting on 13 January 2016 were accepted as a correct record.

P16/15 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P16/16 APPLICATIONS RELATING TO ADJOINING PARISHES

The Committee noted the summary published with the agenda and **it was resolved** to support planning application 15/2729/FUL.

P16/17 PLANNING APPLICATION 15/0785/MRES

The Committee considered planning application 15/0785/MRES proposing approval of access, appearance, landscape, layout and scale for the extension of the Main Local Route from the Education Campus. Members noted improvements to landscaping and the road junction and suggested including traffic-calming measures, e.g. a raised table junction, because of the town centre location and vicinity to the secondary school.

Members noted that the plans did not include information on street lighting and recommended installing adequate levels of lighting.

Members further suggested including indigenous species of trees and plants.

Members raised questions in relation to the proposed Ecology Park, i.e. the rationale behind its location, what impact it has on the other proposed town centre developments and their location, e.g. the leisure centre or skate park, whether the whole will be accessible by the public and why it is of the proposed size.

Following discussions, **it was resolved** to support application 15/0785/MRES subject to clarification in relation to the provision of traffic-calming measures, the inclusion of indigenous species of trees and plants and the inclusion of adequate levels of street lighting.

The meeting closed at 7:50pm.

MINUTES

Committee: Planning Committee
Date: Monday, 11 July 2016
Time: 6:00pm
Venue: St Martin's C of E Primary School

Present

Cllr Kevin Blakey
Cllr Nigel Grimshire
Cllr Sarah Gunn
Cllr Phil Norgate
Cllr Shaun West (in the Chair)

Also Present

Cllr Kim Bloxham

Darren Summerfield, New Community Projects Officer, Exeter & East Devon Growth Point
Janine Gardner, Town Clerk, Cranbrook Town Council

P16/18 APOLOGIES FOR ABSENCE

No apologies were received.

P16/19 DECLARATIONS OF INTEREST

No declarations were made.

P16/20 MINUTES

The minutes of the meeting on 4 February 2016 were accepted as a correct record.

P16/21 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P16/22 PLANNING APPLICATION 16/1007/MRES

The Committee considered planning application 16/1007/MRES proposing the access, appearance, landscaping, layout and scale, for the construction of 134 dwellings, highway infrastructure, including highway access from London Road/B3174 and associated landscaping works at the land north of London Road and east of Royal Court.

The Committee commented on the lack of car parking spaces in the plans accompanying planning application 16/1007/MRES. The New Community Projects Officer referred the Committee to East Devon District Council's Local Plan (TC9, p. 226; Parking Provision in New Development) which stated that "at least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms".

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Date:

The Committee also commented on the lack of usability of the garages due to their small size. Members recognised that the plans complied with the guidelines in relation to garage size but considered a garage width of 2.28 metres as too small. The Committee recommended garage sizes, driveways and parking spaces to occupy a usable space of at least 3.0 metres by 6.0 metres.

The Committee further commented that there should be no walls between car parking spaces. In addition, a car park specifically for visitors should be provided. It would also like to be advised on the views of the Architectural Liaison Officer at Devon & Cornwall Police on the proposed rear parking courts.

All of the above comments were made in light of the existing and well-documented car parking problems in Phase 1.

The Committee felt that the overall layout of the site was satisfactory and requested a confirmation of the percentage allocation of affordable housing.

It was resolved to support planning application 16/1007/MRES in general, subject to the appropriate provision of car parking spaces in line with East Devon District Council's policies, the provision of visitor car parking and suitably sized garages.

P16/23 PLANNING APPLICATION 16/1235/MRES

The Committee considered planning application 16/1235/MRES proposing the access, appearance, landscape, layout and scale for the construction of an Ecology Park and drainage basins at the Ecology Park land east of Cranbrook Education Campus.

The New Community Projects Officer referred the Committee to page 45 of the *Cranbrook New Community: Strategic Design Guidance* which stated that footpaths with interpretation boards to cross the pond complex area should be provided, including board walks where appropriate, as well as footpaths. The Committee commented that these should be covered by mesh for safety reasons and the paths should be more robust than the proposed Hoggins as this had already proven unfit for purpose in Phase 1.

The Committee was also in favour of more street furniture, including general purpose bins near the centre of the Ecology Park in addition to the proposed bins at both ends and clarification on the proposed safety features surrounding the series of depressions and ponds of varying depth and water levels.

It was resolved to support planning application 16/1235/MRES, subject to the proposed improvements to paths above, additional street furniture and confirmation regarding the safety considerations relating to the depressions and ponds.

P16/24 PLANNING APPLICATION 16/1259/FUL

To consider application 16/1259/FUL proposing the retrospective application for the resurfacing of a front garden to create an additional parking area including the removal of grass, tarmac driveway and existing footpath and replacement with gravel, grey slabs, new front door step and addition of sleepers to retain remaining grass garden area at 54 Oakbeer Orchard, Cranbrook EX5 7BL.

The Committee expressed their regret that a number of similar planning applications were being made in response to the existing car parking problems (ref. Minute P16/22 above). However, the Committee had previously supported similar planning applications and this application proposed the retention of green areas, the use of wooden sleepers, grey gravel and adequate drainage.

It was resolved to support planning application 16/1259/FUL for the reasons outlined above.

P16/25 PLANNING APPLICATION 16/1380/ADV

The Chairman introduced planning application 16/1380/ADV as an urgent item which proposed the Erection of a free standing entrance signs at the Cranbrook Education Campus, Tillhouse Road, Cranbrook EX5 7EE.

Signed:

Date:

It was resolved to support planning application 16/1380/ADV on the basis that the Cranbrook Education Campus needed signage in order to guide students, parents and members of the public.

P16/26 PLANNING APPLICATION 16/1617/VAR

The Chairman introduced planning application 16/1617/VAR as an urgent item which proposed the variation of condition three on application 12/0653/FUL which covered the temporary sales complex building and laying out of associated temporary car parking and landscaping in order to extend the permission for an additional four years at land parcel 1, Younghayes Road, Cranbrook.

It was resolved to support planning application 16/1617/VAR on the basis that it was an existing and well-established site.

P16/27 STREET NAME AND NUMBERING POLICY

East Devon District Council currently had three planning applications awaiting a decision for further development at Cranbrook (15/0045/MOUT, 15/0046/MOUT and 15/0047/MOUT). Looking to the future and the allocation of official postal addresses the District Council would require numerous suggested street names from Cranbrook Town Council.

It had been previously suggested for the Planning Committee or a working group coordinate the suggestion of street names in future phases of Cranbrook in order to ensure the suggestions are consistent and meet all the requirements in the street naming policy. The Committee suggested to add this item to the agenda for the meeting of the Town Council on 18 July in order to establish a working group and to give members who did not serve on the Planning Committee the opportunity to be appointed. Establishing a working party would also enable the Council to involve external participants, e.g. the virtual consultation group and other residents.

P16/28 STREET NAME REQUEST

The Committee had received a request for suggestion(s) for the allocation of an official postal address to the new public house. The Committee suggested Beare Lane, Brewer Place, Brewery Lane, Hops Drive, Badger Way, Blandford Road, or Royal Parade.

The meeting closed at 6:56pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 5 September 2016
Time: 7:00pm
Venue: Town Council Office, Younghayes Centre

Present

Cllr Nigel Grimshire
Cllr Sarah Gunn
Cllr Phil Norgate (in the Chair)

Also Present

Arthur Street, Resident of Southbrook House, Southbrook Lane, Whimple
Janine Gardner, Town Clerk, Cranbrook Town Council

P16/29 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Kevin Blakey and Shaun West.

P16/30 DECLARATIONS OF INTEREST

No declarations were made.

P16/31 MINUTES

The minutes of the meeting on 11 July 2016 were accepted as a correct record.

P16/32 PUBLIC PARTICIPATION

The resident of Southbrook House addressed the Committee in respect of planning application 16/1804/FUL proposing the construction of detached dwelling and garage at Southbrook Lane, Whimple EX5 2PG.

He highlighted that the proposed dwelling would be erected in an elevated position situated directly opposite to the existing dwelling at Southbrook House and, as such, would have an impact on the occupants' privacy as the proposed dwelling would directly overlook areas of the property and surrounding facilities which had been in private family use.

P16/33 PLANNING APPLICATION 16/1804/FUL

The Committee considered planning application 16/1804/FUL proposing the construction of detached dwelling and garage at Southbrook Lane, Whimple EX5 2PG.

Having considered the representation of the resident of Southbrook House, the Committee agreed that the potential loss of privacy and overlooking would present a material planning consideration. The Committee further observed that the proposed dwelling was located in close proximity to a number of established trees and the construction would have an adverse effect on those. This was also highlighted in the *Survey of Trees on Development Site* which formed part of the planning application documentation.

Signed:

Date:

It was resolved to object to planning application 16/1804/FUL on the grounds of loss of privacy and overlooking of a neighbouring property and the potential adverse effect of established trees in the vicinity of the proposed dwelling. The Committee would support a revised planning application addressing the proposed elevated position of the dwelling and/or the erection/planting of a screen to address the loss of privacy and overlooking and/or a different location of a proposed dwelling on the same plot.

P16/34 PLANNING APPLICATION 16/1747/FUL

The Committee considered planning application 16/1747/FUL proposing an extension to an aircraft hangar to house private light aircraft which had been circulated by the Exeter International Airport Consultative Committee for comments. The Committee did not have any comments on the application.

P16/35 URGENT ITEM 16/1007/MRES

The Chairman introduced as an urgent item the revised planning application 16/1007/MRES proposing the access, appearance, landscaping, layout and scale, for the construction of 134 dwellings, highway infrastructure, including highway access from London Road/B3174 and associated landscaping works at the land north of London Road and east of Royal Court.

This application had been considered by the Planning Committee at their previous meeting on 11 July 2016 and the Committee noted that some of their comments in relation to car parking had been taken into consideration. It was particularly pleased to see the proposed provision of some visitors' parking spaces but on balance considers that more parking spaces were urgently required.

The Committee failed to locate any information in the revised documentation supporting planning application 16/1007/MRES confirming the sizes of garages and car parking spaces.

The Committee would welcome clarification on how its previous comments made on 11 July 2016 (Minute P16/22 refers – please see below) had been taken into account by the developer.

The Committee was further concerned about the proposed sharp corners in the highway leading thought the blocked-paved section to the east of the development.

It was resolved to support planning application 16/1007/MRES in general, subject to clarification on how the Planning Committee's previous comments made on 11 July 2016 (Minute P16/22 refers – please see below) had been taken into account by the developer, the appropriate provision of car parking spaces in line with East Devon District Council's policies, the provision of additional visitor car parking and suitably sized garages.

The meeting closed at 7:57pm.

Signed:

Date:

EXTRACT FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING ON 11 JULY 2016:

P16/22 PLANNING APPLICATION 16/1007/MRES

The Committee considered planning application 16/1007/MRES proposing the access, appearance, landscaping, layout and scale, for the construction of 134 dwellings, highway infrastructure, including highway access from London Road/B3174 and associated landscaping works at the land north of London Road and east of Royal Court.

The Committee commented on the lack of car parking spaces in the plans accompanying planning application 16/1007/MRES. The New Community Projects Officer referred the Committee to East Devon District Council's Local Plan (TC9, p. 226; Parking Provision in New Development) which stated that "at least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms".

The Committee also commented on the lack of usability of the garages due to their small size. Members recognised that the plans complied with the guidelines in relation to garage size but considered a garage width of 2.28 metres as too small. The Committee recommended garage sizes, driveways and parking spaces to occupy a usable space of at least 3.0 metres by 6.0 metres.

The Committee further commented that there should be no walls between car parking spaces. In addition, a car park specifically for visitors should be provided. It would also like to be advised on the views of the Architectural Liaison Officer at Devon & Cornwall Police on the proposed rear parking courts.

All of the above comments were made in light of the existing and well-documented car parking problems in Phase 1.

The Committee felt that the overall layout of the site was satisfactory and requested a confirmation of the percentage allocation of affordable housing.

It was resolved to support planning application 16/1007/MRES in general, subject to the appropriate provision of car parking spaces in line with East Devon District Council's policies, the provision of visitor car parking and suitably sized garages.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 10 October 2016
Time: 7:00pm
Venue: Town Council Office, Younghayes Centre

Present

Cllr Kevin Blakey
Cllr Nigel Grimshire
Cllr Sarah Gunn
Cllr Phil Norgate
Cllr Shaun West (in the Chair)

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P16/36 APOLOGIES FOR ABSENCE

No apologies were received.

P16/37 DECLARATIONS OF INTEREST

No declarations were made.

P16/38 MINUTES

The minutes of the meeting on 5 September 2016 were accepted as a correct record.

P16/39 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P16/40 PLANNING APPLICATION 16/1895/MRES

The Committee considered planning application 16/1895/MRES proposing the construction of a public house, car park, electricity substation and associated works. The additional documentation related to access, appearance, landscaping, layout and scale pursuant to condition 1 of the planning permission and the Environmental Impact Assessment.

The Committee commented on the satisfactory variety of types of plants within the planting scheme as well as a comprehensive maintenance plan and **it was resolved** to support the additional documentation in relation to planning application 16/1895/MRES.

The meeting closed at 7:12pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 31 October 2016
Time: 7:00pm
Venue: Town Council Office, Younghayes Centre

Present

Cllr Kevin Blakey
Cllr Nigel Grimshire
Cllr Sarah Gunn
Cllr Shaun West (in the Chair)

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council
Hannah Rusbridge, Undergraduate Student, University of Exeter

P16/41 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Phil Norgate.

P16/42 DECLARATIONS OF INTEREST

No declarations were made.

P16/43 MINUTES

The minutes of the meeting on 10 October 2016 were accepted as a correct record.

P16/44 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P16/45 PLANNING APPLICATION 16/2431/TRE

The Committee considered planning application 16/2431/TRE proposing the crown reduction of an oak tree by 3 metres, up to a level of 9 metres above ground level and to an approximate line of 2 metres from the rear boundary.

The Chairman explained that the purpose of reducing a tree's height might be to reduce its weight, prevent obstruction, prevent damage to buildings or properties or to prevent intervention with telephone or electricity lines.

The tree which was subject to this planning application formed part of the applicant's property boundary and did not form part of a tree preservation order and it overhang into the property next door. The arboriculturalist report confirmed that the proposed crown reduction would not damage the tree and instead represented good management of the tree.

It was resolved to support planning application 16/2431/TRE for the above reasons.

Signed:

Date:

P16/46 PLANNING APPLICATION 16/2453/FUL

The Committee considered planning application 16/2453/FUL proposing the removal of existing portacabins and provision of a new relocatable office building at Rockbeare Motors Ltd, London Road, Rockbeare EX5 2DZ. Cranbrook Town Council was being consulted as an adjoining council.

The Committee commented on the current condition of the site and considered the provision of a new relocatable office building an improvement. However, the Committee noted inconsistent information within the application regarding the business's success and agreed that it would prefer a permanent structure in order to achieve a permanent improvement to the site.

It was resolved to support planning application 16/2453/FUL but to encourage a more permanent as opposed to another temporary solution in order to promote a permanent improvement to the site.

P16/47 PLANNING APPLICATION 16/2493/CPE

The Committee considered planning application 16/2493/CPE proposing the certificate of lawfulness for use of land for the storage of caravans at Rockbeare Court Farm, Rockbeare EX5 2EF. Cranbrook Town Council was being consulted as an adjoining council.

The Committee highlighted the apparent lack of past enforcement of the use of the land for the unlawful storage of containers. The application for the certificate of lawfulness appeared academic in nature and comes following historic and established use of the site for the unlawful storage of caravans.

For this reason the Committee acknowledged planning application 16/2493/CPE.

P16/48 PLANNING APPLICATION 16/2046/FUL

The Committee considered planning application 16/2046/FUL proposing the erection of a single storey rear extension at 21 Three Corner Field, Cranbrook EX5 7DH.

This application would be covered by permitted development rights which currently did not apply to Cranbrook. The Committee noted, however, that the applicant had sought the permission from Charles Church, the developer and had no objections to the application.

It was resolved to support planning application 16/2046/FUL.

The meeting closed at 7:25pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 6 February 2017
Time: 7:45pm
Venue: Younghayes Centre, Younghayes Road EX5 7DR

Present

Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Nigel Grimshire
Cllr Louisa Joslin
Cllr Phil Norgate

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P17/1 APOLOGIES FOR ABSENCE

No apologies were received.

P17/2 DECLARATIONS OF INTEREST

No declarations were made.

P17/3 MINUTES

The minutes of the meeting on 31 October 2016 were accepted as a correct record.

P17/4 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P17/5 PLANNING APPLICATION 17/0038/ADV

The Committee considered planning application 17/0038/ADV proposing a total of ten new external signs at the land north of Cranbrook's new town centre, London Road Court Royal, at the new Hall and Woodhouse pub.

It was resolved to support planning application 17/0038/ADV on the basis of appropriate signage and appropriate levels of illumination.

P17/6 FUTURE PLANNING APPLICATIONS

The Committee considered a note from the Chairman of the Amenities Committee proposing that the Council writes to David Lock Associates, developers and East Devon District Council's planning team, requesting that in all future planning applications within Cranbrook measures be included in the landscaping scheme to ensure that grass verges are protected from damage by vehicles driving over

Signed:

Date:

or parking on them. The Committee commented on possible measures, e.g. knee rails or dragons' teeth (Russet Loop). **It was resolved** to endorse the proposal.

P17/7 EXCLUSION OF PRESS AND PUBLIC

Due to the sensitive or confidential nature of the following item **it was resolved** to exclude the press and public from the remainder of the meeting on the basis of Section 1 paragraph 2 of the Public Bodies (Admission to Meetings) Act 1960 which stipulates that a council may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings.

P17/8 DRAFT HEADS OF TERMS FOR CRANBROOK EXPANSION AREAS SECTION 106 AGREEMENT

The Committee considered the draft Heads of Terms for the future Section 106 Agreement relating to the Cranbrook expansion areas. The Chairman had drafted a position statement which the Committee agreed subject to a few additions.

The meeting closed at 8:09pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 6 March 2017
Time: 7:30pm
Venue: St Martin's Primary School, Younghayes Road EX5 7DT

Present

Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Louisa Joslin
Cllr Phil Norgate

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P17/9 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Kevin Blakey and Nigel Grimshire.

P17/10 DECLARATIONS OF INTEREST

No declarations were made.

P17/11 MINUTES

The minutes of the meeting on 6 February 2017 were accepted as a correct record.

P17/12 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P17/13 GREATER EXETER STRATEGIC PLAN CONSULTATION: ISSUES

The Planning Committee considered the Greater Exeter Strategic Plan Consultation: Issues document to form a view on the consultation ahead of the Town Council finalising its response at its meeting on 13 March 2017.

During the discussions it was highlighted that not enough emphasis was placed on the improvement of public transport (page 6) and mobile phone signal infrastructure (Page 7).

The Chairman explained that he had compiled some draft notes which he would circulate with the Council agenda for 13 March 2017 for approval by the Council.

P17/14 PLANNING APPLICATION 17/0397/MRES

The Committee considered planning application 17/0397/MRES proposing the re-plan of Phase 4 of the Cranbrook development comprising of 131 dwellings, highway infrastructure, including highway

access from London Road/B3174 and associated landscaping works at the site north of London Road and east of Court Royal, Cranbrook.

This planning application formed a re-plan of 16/1007/MRES to amend the scheme previously approved on 8 December 2016. This followed issues relating to land ownership in the south-east corner resulting in reduction from 133 approved to 131 homes.

Paragraph 4.2 of the planning support statement detailed the changes which had been made to the scheme as a result of the amended application boundary. These related to the realignment of a cycleway and turning head in addition to changes and movement of house types within the site.

Paragraphs 2.9-2.11 of the statement also referred to the fact that the site access from the B3174 should remain open after occupation and that road constraints at plots 33 and 65 prevent a potential north/south shortcut.

Concerns were also highlighted in relation to potential parking problems at a 90-degree road turn towards the western elevation of the plot.

It was resolved to support planning application 17/0397/MRES in principle on the basis that the development of the site for the number of homes proposed had already been established by the previous consent. However, the Committee recommends that planning application 17/0397/MRES only be approved Subject to the following:

- a) Planning conditions included in the previous consent were generally retained;
- b) Site access to the B3174 be closed prior to first occupation as per condition 15 of the previous consent to prevent creation of a shortcut north to south and to prevent potential highways concerns about using the access once the town has built out to higher occupation levels;
- c) Landscaping scheme to include measures to design-out opportunities for parking on and driving over grass verges to prevent unsightly and costly damage to grass verges and the need to retrofit and regularise subsequently installed measures;
- d) Garage and driveway dimensions to be three metres wide to provide usable off-street parking to minimise on street parking – especially given the proposed road widths – and to facilitate access by the emergency services;
- e) Parking, rear access and passageway areas to be lit and/or capable of surveillance to prevent potential for crime and anti-social behaviour;
- f) Readily accessible isolation valves to be fitted to the outside of individual properties to ensure that householders can turn off the district heating supply in the event of a failure;
- g) Street name plates be installed prior to occupation to provide that homes and addresses can be readily identified by visitors to the site, especially the emergency services;
- h) The design of the 90-degree road turn towards the western elevation of the plot be reconsidered to prevent potential parking problems and road safety implications.

P17/15 PLANNING APPLICATION 17/0413/TRE

To consider planning application 17/0413/TRE proposing the crown reduction of an oak tree at 22 Northwood Acres, Cranbrook EX5 7EU.

The Chairman explained that he had raised with the planning authority that the scanned application was not readable and that the photograph supplied did not show the full extent of the tree and did not enable the proposed work to be assessed in context of the resulting balance of the tree in question.

The scanned image provided as part of the planning application showed the proposed location of the pruning cuts. In principle the Committee had no objection to the works given the proximity of the adjacent dwelling and that the tips of the tree crown would likely strike the building in strong winds.

It was resolved to support planning application 17/0413/TRE in principle although the proposed works to the tree may result in a slightly unbalanced change of shape but if left, the proximity of the tree may result in branches striking the house in high winds. The proposed works were therefore considered acceptable but in the future, if further work was required for the same reason, it was suggested that a more balanced approach is used to preserve the overall shape of the tree.

P17/16 PLANNING APPLICATION 17/0483/FUL

The Committee considered planning application 17/0483/FUL proposing the subdivision of unit C1 (Co-Op) at 147 Younghayes Road, Cranbrook EX5 7DR.

The Committee noted that the reserved matters consent was originally granted for six neighbourhood units via 13/1223/MRES with a revised scheme for seven units being granted subsequently via 13/2573/MRES. In both approvals, Unit C1 (Co-op) was approved as A1 retail only with conditions limiting the use to at least 90% convenience products.

Planning application 17/0483/FUL sought to divide Unit C1 and change the business use class for the new separated unit from A1 to A1/2 which would allow non-retail uses such as financial and professional services. The impact of this, if approved, would be to allow the reduction of floor space in the neighbourhood shops which is available for A1 retail use which the Committee remained concerned about.

The documents supporting planning application 17/0483/FUL provided no evidence to show that there was no wider demand for A1 retail space which could include hairdressers, florists, and a range of other retail services which would be valuable to the community. These uses were prevented at present because of condition 3 of the original approval.

It was resolved to support planning application 17/0483/FUL in principle and the sub-division of Unit C1 to create a separate unit in the neighbourhood shops. However, the Committee remained concerned about the potential loss of A1 retail floor space if the application to change the business class use to A1/2 was approved. The Committee would be content for condition 3 in the original approval to be relaxed to provide for a wider A1 use but in the absence of clear evidence that there is no demand for A1 retail space the recommendation of the Committee was that the application for a change to A1/2 be refused.

The meeting closed at 7:47pm.

MINUTES

Committee: Planning Committee
Date: Monday, 10 April 2017
Time: 7:45pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Louisa Joslin
Cllr Phil Norgate

Also Present

Cllr Colin Buchan, Cranbrook Town Council
Janine Gardner, Town Clerk, Cranbrook Town Council

P17/17 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Nigel Grimshire.

P17/18 DECLARATIONS OF INTEREST

No declarations were made.

P17/19 MINUTES

The minutes of the meeting on 6 March 2017 were accepted as a correct record.

P17/20 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P17/21 PLANNING APPLICATION 17/0391/MRES

The Committee considered planning application 17/0391/MRES proposing the appearance, landscaping, layout and scale for the construction of 149 dwellings and associated infrastructure at a site east of the Cranbrook Education Campus in Phase 3, parcels 6 and 7.

The Committee noted that the principle of development was established but that the drainage issues associated with the Ecology Park still needed to be resolved.

The Committee queried the evidence base for the proposed measures to protect and preserve habitat across the north and south sides of the proposed development separated by the Ecology Park as well as the uneven distribution of provisions for various species. The Committee would monitor this through the process of the application and comment again in the light of further information becoming available.

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The Committee supported the proposed design incorporating little opportunities for verge parking and the eradication of small parcels of open space which tend not to be maintained.

Following discussions, **it was resolved** to object to planning application 17/0391/MRES on the following grounds:

- The design of the apartments at plots 59-64 not being acceptable as being located at a key point of visual impact on the Main Local Route (MLR) as approached from the town centre. The Committee perceived the design as austere, dominant and visually unattractive.
- The Committee felt that the design of homes along the MLR frontages of both parts of the proposed development was not acceptable due to the lack of variation in street scene resulting in a terrace effect. There was also a lack of colour variation on the MLR face of both parts of the development which would result in a boring and bland visual impact compared with the development along Younghayes Road in Phase 1 which has a pleasing variation of house styles and colour palette.
- The lighting column outside plot 87 would be potentially intrusive to the amenity of the resident(s) of that plot.
- The majority of the plots had no garage parking and would rely on surface parking situated at the rear of the property. There was concern about security of the proposed rear parking due to lack of lighting and overlooking.
- Some of the larger homes had garages. Those with single garages with tandem parking spaces in front of the garage door (some with two tandem spaces) would result in increased on-street parking.
- Garage widths, driveway widths and parking space widths do not appear wide enough to accommodate the average family car and should measure three meters.
- Inadequate visitors' parking.

P17/16 STREET NAME SUGGESTIONS

The Committee considered a list of street name suggestions which it supported for submission to East Devon District Council. The Committee suggested consulting Tithe maps and researching local animal breeds for future street names.

The meeting closed at 8:15pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 8 May 2017
Time: 6:30pm
Venue: St Martin's Primary School, Younghayes Road EX5 2LZ

Present

Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Louisa Joslin
Cllr Nigel Grimshire

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P17/17 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Phil Norgate.

P17/18 DECLARATIONS OF INTEREST

No declarations were made.

P17/19 MINUTES

The minutes of the meeting on 10 April 2017 were accepted as a correct record.

P17/20 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P17/21 PLANNING APPLICATION 16/3026/OUT

The Committee considered planning application 16/3026/OUT proposing the erection of two single dwellings at land between Littleshaw and Bluehayes House and seeking approval for the principle of developing the site.

The site was situated in the countryside and did not fall within any proposed development area – strategic or otherwise. The site was also populated with a number of valuable trees and functioned as a green corridor for wildlife moving between the retained parkland and the Cranbrook Country Park. The site also formed part of the wider Clyst Valley Regional Park and formed an important link within the proposed green infrastructure framework within which future strategic development will occur.

Following discussions **it was resolved** to object to planning application 16/3026/OUT on the following grounds:

- The site was located in the countryside and was contrary to strategy 7 of the Local Plan.

Signed:

Date:

- The site formed a green corridor for wildlife and part of the green infrastructure in the West End of East Devon and part of the Clyst Valley Regional Park. It formed an ecological link between the proposed retained parkland and the Cranbrook Country Park and is contrary to strategy 10 of the Local Plan.
- The site fell outside the strategic development proposals for the western expansion of Cranbrook as set out in strategy 12 of the Local Plan. The site contained a number of important trees which would be lost or damaged by the proposed development.

The meeting closed at 6:48pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 5 June 2017
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook

Present

Cllr Kevin Blakey
Cllr Phil Norgate (in the Chair)
Cllr Nigel Grimshire

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P17/22 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Kim Bloxham, Ray Bloxham and Louisa Joslin.

P17/23 DECLARATIONS OF INTEREST

No declarations were made.

P17/24 MINUTES

The minutes of the meeting on 8 May 2017 were accepted as a correct record.

P17/25 PUBLIC PARTICIPATION

No requests were made by members of the public to answer questions or give evidence in respect of the business on the agenda.

P17/26 PLANNING APPLICATION 17/1145/MRES

To consider revised reserved matters application 17/1145/MRES proposing access, appearance, landscape, layout and scale for the construction of an Ecology Park and drainage basins at Tillhouse Road, Cranbrook.

The Committee noted East Devon District Council's Development Management Committee's reasons for refusing the original application, namely:

- a) "The proposals are considered unacceptable in landscape terms by reason of the extent of surface water now expected to be accommodated within the proposed drainage basins, and the associated impact that this will have on the ability of the Ecology Park to provide sufficient all year around access, the lack of satisfactory footpath provision, and the height of the proposed embankments and the detrimental impact of this upon green infrastructure and the landscape value of the site and wider area. The proposals do not provide satisfactory landscape and recreational benefits for the Ecology Park and fail to fulfil the objectives of the approved Landscape, Biodiversity and Drainage Strategy. The proposals are therefore contrary to policies D1 and D2 of the adopted East Devon Local Plan."

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Date:

- b) “The proposals have failed to demonstrate that existing wildlife habitats have been satisfactorily protected and not unacceptably severed by reason of hedgerow removal without sufficient mitigation or increased connectivity to mitigate, or that pollutants arising from surface run off will be satisfactorily prevented from entering the watercourse of the Ecology Park, and as such the proposals are contrary to strategies 46 and 47, and policies D1, D2, D3 EN5 and EN18 of the adopted East Devon Local Plan.”

The Committee noted that the principle for this development was established by the original outline permission for the first 2,900 homes in Cranbrook (03/P1900) which set out that an Ecology Park to the proposed extent would be provided within the eastern half of the new community.

The Ecology Park needed to provide effective drainage and flood protection whilst also providing a usable space during and following periods of wet weather in order to benefit the community all year round.

Particularly the footpaths needed to be constructed in a way which made them usable during and following periods of wet weather and any construction materials needed be resilient to flood water. This observation was made following experiences in the Country Park where path surfaces had been damaged during wet weather.

A sufficient maintenance access would also be required on site, not least to maintain the proposed timber viewing platform, the materials and treatments for which needed to be durable – e.g. tanalised timber or wood plastic – with non-slip surfaces.

Furthermore, ecology and biodiversity needs had to be considered. Whilst there was some expected loss of hedgerow, trees were retained and new hedgerows were to be planted within the scheme. In addition a new copse was provided in mitigation. The Committee felt that wildlife habitats would be protected and, to some extent, improved but queried the impact of potential flooding on the ecology and biodiversity.

The Committee had no objections in flooding and flood risk terms with regard to the previous application but was concerned about the usability in wet weather. In ecological terms there were concerns about gaps in hedgerows, habitat connectivity, habitat protection and pollutants.

The current proposals responded to the previous concerns of the planning authority in relation to access and appear to provide an accessible and usable recreational space with sufficient disabled access.

Following discussions, **it was resolved** to support the revised planning application 17/1145/MRES on the basis that the revised proposals address the two reasons for refusal of the original scheme and provide:

- a) an Ecology Park which was both functional in flood risk and flood protection terms;
- b) an accessible, attractive and usable recreational space with disabled access; and
- c) protection, conservation, mitigation and, to some extent, enhancement of wildlife habitats.

P17/27 PLANNING APPLICATION 16/1481/FUL

To consider planning application 16/1481/FUL proposing retrospective consent for the removal of front garden and replacement of gravel for parking at 52 Oakbeer Orchard, Cranbrook EX5 7BL.

The Committee commented that the area was served by a narrow street which made on-street car parking difficult and the parking problems in Phase 1 were already well-documented (ref. minute P16/22). The Committee also commented that any manhole covers needed to be at the same level as the new surface when completed.

It was resolved to support planning application 16/1481/FUL subject to the surfaces remained porous in order to facilitate surface water run-off.

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P17/28 PLANNING APPLICATION 17/0391/MRES

The Committee considered documents relating to a revised planning application 17/0391/MRES proposing the appearance, landscaping, layout and scale for the construction of 149 dwellings and associated infrastructure at a site east of the Cranbrook Education Campus in Phase 3, parcels 6 and 7. The Committee previously considered this application and minute P17/21 referred.

On 10 April 2017, the Committee had commented on the original application and had objected to it (ref. minute P17/21). The Committee noted that the revised application addressed its original concerns as follows:

- a) The design of the apartments at plots 59-64 had been improved, the elevations adjusted and the design was now considered adequate and attractive.
- b) The main local route (MLR) street scene now incorporated different coloured cladding which would break up the street scene and highlight the access points. The applicant was also looking to introduce some different materials and colours in roof materials. There were now in excess of six different house types along the MLR and this was considered a sensible mix as more would create too much variation.
- c) The lighting column outside plot 87 would be potentially intrusive to the amenity of the resident(s) of that plot and the applicant had assured the Committee that they would ensure the County Council's lighting engineers were aware of this to avoid a conflict.
- d) The Committee's previous comments on the suitability and security of the proposed surface parking situated at the rear of properties had not been addressed and the Committee noted that comments from East Devon District Council and the Architecture Police Liaison Officer were still outstanding.
- e) The Committee was pleased that all the proposed garages were now of a size of 6.0m x 3.0m internal dimensions to meet East Devon District Council's parking space requirements.
- f) In response to the Committee's previous comment on inadequate visitors' parking it was noted that although the current application did not address this issue, more visitor parking was anticipated along the MLR and this would be incorporated in a separate application.

The Committee added one further comment relating to the protection of green spaces and grass verges from inconsiderate driving and parking and recommended the inclusion of additional appropriate protection measures in the landscaping scheme where verges were at risk of being damaged.

It was resolved to support the revised planning application 17/0391/MRES subject to a satisfactory response to the Committee's concerns relating to rear parking and the protection of grass verges and open spaces.

The meeting closed at 7:45pm.

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Date:

MINUTES

Committee: Planning Committee
Date: Monday, 17 July 2017
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Nigel Grimshire (from 6:36pm)
Cllr Louisa Joslin
Cllr Phil Norgate

Also Present

Cllr Les Bayliss, Cranbrook Town Council
Janine Gardner, Town Clerk, Cranbrook Town Council
11 members of the public

P17/29 APOLOGIES FOR ABSENCE

No apologies were received.

P17/30 DECLARATIONS OF INTEREST

Cllr Kevin Blakey declared a personal interest by virtue of being a resident of Post Coach Way which was located near the proposed development which was subject to planning applications 17/1482/MOUT and 17/1483/MOUT.

P17/31 MINUTES

The minutes of the meeting on 5 June 2017 were accepted as a correct record.

P17/32 PUBLIC PARTICIPATION

Four requests were made by members of the public to give representations in respect of the business on the agenda as follows:

One representation by a parishioner in respect of planning application 17/1482/MOUT (item 5 on the agenda), expressing the opinion that the land which was subject to said planning application formed part of the green wedge between Cranbrook and Rockbeare, that there was a risk of settlement coalescence with Rockbeare and that the application, if approved, would adversely affect Cranbrook because it would create a lack of access to green space and it would set a precedent for future development.

One representation by a parishioner in respect of planning application 17/1482/MOUT (item 5 on the agenda), expressing the opinion that East Devon District Council had committed during their Cranbrook Development Plan Document Issues and Options consultation in 2016 to finalise the Development Plan Document before determining any planning applications relating to expansion

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areas and that further consultation on the preferred option was expected in autumn 2017. The Chairman responded and explained that three existing planning applications relating to the expansion areas (15/0045/MOUT, 15/0046/MOUT and 15/0047/MOUT) had already been deferred until the Development Plan Document was finalised and that application 17/1482/MOUT formed a resubmission of planning application 15/0046/MOUT.

One representation by a parishioner enquiring about the criteria which the planning authority East Devon District Council employed when consulting with residents. The Chairman responded and advised that he would be providing a written response.

One representation by a parishioner in respect of planning application 16/1826/MFUL (item 9 on the agenda), expressing the opinion that very little information had been made available about the application and no documentation relating to it was available on East Devon District Council's online planning portal.

P17/33 PLANNING APPLICATION 17/1482/MOUT

The Committee considered planning application 17/1482/MOUT proposing the expansion of Cranbrook comprising up to 1,200 residential dwellings, residential care home; employment; energy centre; petrol filling station with associated convenience retail and facilities; one 2-form entry primary school; local centre; sports and recreation facilities; green infrastructure; community uses; gypsy and or travellers pitches; access from former A30 and crossings; landscaping; allotments; engineering works; demolition; associated infrastructure; and car parking for all uses at land south of Cranbrook and north of Treasbeare Farm, Clyst Honiton. – see minute P17/34 below.

P17/34 PLANNING APPLICATION 17/1483/MOUT

The Committee considered planning application 17/1483/MOUT proposing the construction of sports pitches, tennis courts, landscaping, engineering (including ground modelling and drainage) works and associated infrastructure, access and car parking at land south of Cranbrook and north of Treasbeare Farm, Clyst Honiton.

It was proposed that the above two applications 17/1482/MOUT and 17/1483/MOUT be considered together as the principal supporting documents submitted with the planning applications are the same for both. These two applications revised the original southern extension application 15/0046/MOUT.

The key differences were: A reduction of 350 homes, a reduction in employment space by 5,000 square meters to 35,000 square meters, enhanced sports and play areas with all-weather facilities, floodlighting, changing facilities and children's play, community uses as well as the possibility of gypsy and traveller pitches as an alternative to employment land.

The Chairman reiterated that the applications were unlikely to be determined before the Cranbrook Development Plan Document was finalised.

The Committee considered the following issues:

Cranbrook Development Plan Document

In the Cranbrook Development Plan Document Issues and Options consultation East Devon District Council had offered four development scenarios for the southern expansion:

1. Current density and development within areas subject to noise levels above recommended limits;
2. Current density and development in Neighbourhood plan areas;
3. Increased average density to 45 dwellings per hectare and development within areas subject to noise levels above recommended limits; or
4. Increased average density to 45 dwellings per hectare and development in landscape sensitive areas and some land within Neighbourhood Plan areas.

At the time Cranbrook Town Council was of the view that none of these options was desirable and that they were presented in such a way as to direct responses. In essence scenarios 1 and 3 suggested homes in high noise areas which would be unacceptable to most respondents. This left options 2 and 4 as the questionnaire did not offer the option of another alternative although many respondents suggested in text replies that none of the options was ideal.

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The reported results were as follows:

Scenario 1. 19%
Scenario 2. 43%
Scenario 3. 12%
Scenario 4. 26%

No account was taken in the return of those respondents who opted for none of the above. Two further questions explored the possibility of developing south of London Road to the eastern end of Cranbrook – 62% said No (38% Yes) and north of the railway line – 62% said Yes (38% No).

Broadly the planning proposals being considered are in line with East Devon District Council's Local Plan 2013-2031 which precludes development within the Neighbourhood Plan areas of the surrounding villages and broadly consistent with the Development Plan responses which had indicated that normal density levels should be followed and that development should not be within high noise areas. By reducing application to 1,200 homes the proposals maintain an acceptable density per hectare and respect the Neighbourhood Plan areas of the two immediate parish neighbours.

Parish boundaries

The land which was subject to planning application 17/1482/MOUT was currently contained within the parish boundary of Clyst Honiton. The Committee reiterated the principle that all composite parts of Cranbrook should be administered by one and not several local councils and that a community governance review should be conducted as soon as the Cranbrook Development Plan Document had been produced and the planning applications relating to the expansion areas had been formally granted (ref. Council minute 16/144).

Dwelling density

The Committee considered that density of 45 dwellings per hectare as acceptable and reiterated that parking issues associated with that level of density were well recorded (e.g. ref. minute P16/22). The Committee suggested a minimum of two parking spaces per dwelling as well as reasonable road widths and design which would eliminate any future need for roadside and verge parking.

Green wedge

The Committee felt that the applications ignored previous pledges about the green wedge contained within East Devon District Council's Local Plan 2013-2031 (Strategy 8 and paragraph 6.24 on page 41). Councillors were anxious to preserve the green wedge between Cranbrook and Rockbeare and considered the proposed wedge too narrow. The proposal added land for housing on the eastern edge of the original proposals between Parsons Lane and the Country Park boundary immediately opposite the existing homes in Post Coach Way which front the B3174.

Visual impact

The proposed location of housing on the east facing land between Parsons Lane and the Country Park may raise concerns about visual impact from the village of Rockbeare and because those residents who live in Post Coach Way fronting the B3174 may have an expectation that the land opposite would remain undeveloped.

Highways

The Committee invited the planning and highway authorities to conduct a strategic review of road accesses onto the B3174, including any minimum distances between roundabouts. Various planning applications relating to the expansion areas and planning application 16/1826/MFUL proposed a significant number of entry points onto the B3174.

Proximity to airport

The remodelling of the overall site created better separation from the airport but the Committee commented that any floodlighting at the proposed sports pitches needed to take account of the needs of the airport.

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Gypsy and traveller pitches

The inclusion of the “gypsy and traveller pitches” required clarification. The Town Council always maintained a position that it is acceptable for Cranbrook to accommodate a proportionate and reasonable number of pitches particularly to provide permanent homes for gypsy and/or traveller families. This provision should be within the allocation of affordable homes within the scheme. The indicative site was, however, shown as an alternative to employment land – which in itself required clarification – and had close proximity to the airport. The same criteria as allocating land for the settled community should be applied. This site was not suitable for settled gypsy or traveller families to be located because of its proximity to the airport and the Committee felt that a possible transition site should be located nearer the main arterial routes and the M5 and not in a residential area.

The Town Council had repeatedly asked for clarification of proposed gypsy and traveller pitch numbers which should be presented as:

- The number of required permanent pitches for settled gypsy families;
- The number of required traveller pitches for settled traveller families;
- The number of required pitches for transient gypsy families; and
- The number of required pitched for transient traveller families.

The Committee noted that answers to the queries above remained outstanding.

The Committee also reiterated that there was a need to separate between sites for each group and, traditionally both genuine gypsy and genuine traveller families were not usually content to share sites with new age or caravan travellers.

Community governance review, democratic representation and infrastructure contributions

Should these applications attain approval there were two immediate consequences which needed to be addressed:

1. A further governance review of the Cranbrook Town Council boundary to encompass the expansion area. The reason is to enable the town to have a single point of administration and to prevent further difficulties in administering the estate rent charge.
2. Reconsideration of the recent boundary review to ensure that the whole of Cranbrook is represented by the same councillors at District level.
3. The expansion areas would need to contribute to town centre infrastructure.

It was resolved to object to planning applications 17/1482/MOUT and 17/1483/MOUT on the basis that the proposals added land for housing on the eastern edge of the original proposals between Parsons Lane and the Country Park boundary immediately opposite the existing homes in Post Coach Way which front the B3174. This raised concerns about visual impact from the village of Rockbeare and seemed in contradiction with Strategy 8 and paragraph 6.24 (Green Wedges and Settlement Coalescence) on page 41 of East Devon District Council's Local Plan 2013-2031.

The Committee also requested clarification on the gypsy and/or traveller allocation as per the queries raised in the minute above.

There was also need for a further community governance review, if approved, to ensure that Cranbrook administrated by one and not several local councils and to prevent further complexities around the estate rent charge. The Boundary Committee proposals also needed to be revisited to ensure that the whole of Cranbrook is represented by the same District Councillors as the current ward boundaries covered the existing parish boundary of Cranbrook.

P17/35 PLANNING APPLICATION 16/1826/MFUL

The Committee considered planning application 16/1826/MFUL proposing the demolition of agricultural buildings and erection of 19 dwellings, new access and estate road and ancillary works at South Whimble Farm, Clyst Honiton EX5 2DY.

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The application was validated on 29 June 2017 but to date no documentation relating to the application had been available to view on the East Devon District Council's online planning portal.

The location address as quoted on East Devon District Council's online planning portal was incorrect – the site was located within Cranbrook and not Clyst Honiton.

The proposed development site was also located within the countryside for purposes of planning policy and not within the strategic development boundary of Cranbrook.

This matter was the subject of pre-planning consultation with the Planning Committee on 6 March 2017. Notes had been retained as confidential to date but were now available as a matter of public record following validation. The Committee's comments would be set against the issues raised at the pre-planning stage:

Note from pre-planning consultation	Whether or not addressed in the validated application
Design out verge parking	<i>Information not available</i>
District heating isolation valves	<i>Information not available</i>
Whether or not the existing farmhouse is retained	<i>Information not available</i>
Development in the countryside - CIL or s106 contribution	<i>Information not available</i>
Affordable homes provision	<i>Information not available</i>
Statement of community involvement	<i>Information not available</i>
Relationship and integration with phase 1	<i>Information not available</i>
Access (from MLR)	<i>Information not available</i>
Size of driveways and garages	<i>Information not available</i>
Contribution to maintenance of open space and common areas in Cranbrook (Estate Rent Charge)	<i>Information not available</i>

It was resolved to delegate the formulation of a response to the Chairman of the Planning Committee and the Town Clerk once the documents became available by assessing the application against comments made at the pre-planning meeting. If the detailed planning application substantially differed from the proposals at the pre-planning consultation, a further public meeting would be convened.

P17/35 PLANNING APPLICATION 17/1189/VAR

The Committee considered planning application 17/1189/VAR proposing a variation of condition 2 on planning permission 15/1487/COU to allow the approved solar thermal array to be sited for an additional two years at the E.ON Energy Centre, Clyst Honiton EX5 2DX.

This site was located in the parish of Clyst Honiton and Cranbrook Town Council was being consulted as an adjoining Parish. The original application was 15/1487/COU, condition 2 of which had stated that the solar thermal array and associated equipment and structures should be removed and the site restored to its former condition on or before 31 May 2017. This was because the permission was only justified for a limited period because the site was allocated and had planning permission for employment purposes and the long-term intention is for this part of Skypark to be developed as a business park to comply with PUA3 (Strategic Land at Skypark) of East Devon District Council's Local Plan 2013-2031.

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The temporary use of the land as proposed was compatible with nearby uses and was an appropriate short-term use of this part of Skypark.

Exeter University had requested the solar array arrangements stay in place for a further two years to allow for further experimental work to be undertaken. The scheme benefitted from Government funding to create a solar thermal and heat pump to supply the E.ON Energy Centre. The area of the array was approximately 59m x 80 meters including a 3 meter maintenance area around the outside and boundary fence. The panels were mounted on concrete blocks and therefore not built into the ground. An underground pipeline linked the array to the Energy Centre. The site formed an undeveloped part of Skypark which was unlikely to come forward within the timescale of the variation.

It was resolved to support planning application 17/1189/VAR to allow the solar array to be sited for an additional two years for the following reasons:

- a) the further research by Exeter University was of considerable value to demonstrate how the combined technologies can replace or work with the existing district heating scheme to provide lower cost and significantly lower carbon heating and hot water.
- b) the site is unlikely to come forward for business park use within the timescale of the variation.

P17/36 PLANNING APPLICATION 15/2921/MRES

The Committee considered planning application 15/2921/MRES proposing the approval of access, appearance, landscaping, layout and scale for Phase 3 of the Country Park.

The documents available on East Devon District Council's online planning portal were very difficult to read in detail and few were identified. Most documents were recorded as "Other Plans" and the Committee noted a need to be more specific in online recording.

Further details were required about

- footpaths and cycleways including linkages to other existing parts of the Country Park via new bridges over the Cranny Brook and reinstatement of the existing disused bridge alongside the B3174. The Committee understood that the Consortium had provided funding to Devon County Council for the purpose of the latter. The Committee also requested information on any pedestrian and cycle linkages along the B3174 between the Parsons Lane and Court Royal roundabouts.
- how the boundary between the land to the south of Tillhouse Road and the Bovis development was to be treated, especially how the visual impact of the retaining wall and existing fence would be improved.
- safety measures along the cycleway between the Bovis and Taylor Wimpey developments as the Committee detected the potential for safety concerns and antisocial behaviour and recommended seeking advice from the Police Architectural Liaison Officer.
- the proposed drainage system.

It was resolved to support planning application 15/2921/MRES subject to further information coming forward about access to other phases of the Country Park, the treatment of the retaining wall within the Phase 2 Bovis development, safety measures and details of the proposed drainage system.

The meeting closed at 7:00pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 13 November 2017
Time: 7.40pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Phil Norgate
Cllr Matt Osborn

Also Present

Sarah Jenkins, Town Clerk, Cranbrook Town Council
Paul Strange, Cranbrook Herald

P17/37 APOLOGIES FOR ABSENCE

No apologies were received.

P17/38 DECLARATIONS OF INTEREST

Planning application 17/2503/FUL - Cllr Norgate declared a personal interest as his daughter is a member of the Carving Community.

P17/39 MINUTES

The minutes of the meeting on 17 July 2017 were accepted and signed as a correct record.

P17/40 PUBLIC PARTICIPATION

No requests were made by members of the public to give representations in respect of the business on the agenda.

P17/41 PLANNING APPLICATION 17/2503/FUL

The Committee considered planning application 17/2503/FUL proposing the construction and installation of a small wooden community shelter at land north of Barn Orchard, Cranbrook EX5 7AD.

This application is for the proposed shelter currently under construction by Carving Community and volunteers from the community. To date work has been carried out on the country park to the east of Burrough Fields with materials being removed at the end of each session. The proposed size is 4.8 m x 2.5 m and materials are Oak and Douglas Fir.

Signed:

Dated:

The proposal is to erect the final structure on land to the west of the footpath adjacent to the dog walking area. The site is located within view of and about 100 m from homes in Barn Orchard and Long Orchard which front the country park.

The land is currently owned by the Consortium with plans to transfer ownership to the Town Council from 1st April 2018.

The Land is flood zone 1 which is an area deemed to have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance. (There are very few restrictions in terms of flood risk to development on flood zone 1 areas, the exception is for development over 1ha in size which must have a flood risk assessment undertaken as part of a planning application and areas deemed to be at high risk of flooding from rainfall known as Critical Drainage Areas).

Planning Issues

Land Ownership

The application is made by the Community Development Worker and the application indicates that land owner's consent has been obtained for the construction by exchange of e-mails. The e-mail exchange is not available with the application documents.

From 1 April 2018 Cranbrook Town Council is likely to become the land owner and therefore the Town Council needs to consider whether or not it would accept ownership and responsibility for the shelter from that date.

The initial proposals were more focused on meeting the demand for a youth shelter but there have equally been calls for the shelter to be provided within the country park for the whole community to use. The Town Council has explored options for meeting this demand including ideas such as willow structures so there is apparent support for the principle of providing a shelter.

If all other planning considerations are addressed it would seem reasonable that the Town Council assumes ownership and responsibility for the shelter at the same time as it assumes ownership and responsibility for the land.

It is recommended that the Town Council accepts responsibility for the ownership and maintenance of the structure at the same time as accepting responsibility for ownership and maintenance of the land.

Loss of amenity

The application sets out what has been done to consult the local community about this proposal. Members are aware that, initially, a number of concerns were expressed about potential for noise and anti-social behaviour near to residential properties. The Town Council gave a clear indication that consultation was important and that, equally, the submission of a planning application would provide a formal framework for the community to comment and object if they felt it appropriate rather than relying on the unstructured exchanges posted on social media.

At the time of writing this note, no comments have been received from the community. The Environmental Health officer has raised no objection to the proposal. The Committee will need to take account of any comments made by the community up until the time of the meeting but subject to that, it is recommended that the location and nature of the structure - used for the wider community rather than just presented as a youth shelter - is acceptable in terms of potential loss of amenity.

It is further recommended that, if approved and constructed, the use of the shelter be monitored by the Town Council for a period of one year with a record kept of any complaints, damage etc and that the matter be reviewed thereafter.

Built form

Members are aware that the final design is fluid but there are a number of established principles - these include the size, height, and scale; the materials, the fact that the structure will be open and visible with its location being within local surveillance and in keeping with safety and safeguarding principles. Members have seen a concept drawing based on similar work by Carving Community elsewhere and to date this has been generally acceptable and considered in keeping with the ethos of the country park.

Signed:

Dated:

It is recommended therefore that the built form is acceptable.

It was resolved to support this application for the reasons stated above, however, the Town Council would prefer to see the shelter sited in a location which is more accessible for people with disabilities.

P17/42 PROPOSED WOODEN COMMUNITY SHELTER

The Committee discussed the ownership of the proposed wooden community shelter on the potential transfer of the land to the Town Council on 1 April 2018.

It was resolved to recommend:

That the Town Council accepts responsibility for the ownership and maintenance of the proposed wooden community shelter at the same time as accepting responsibility for ownership and maintenance of the land.

P17/43 PLANNING APPLICATION 17/1973/MRES (AMENDED)

The Committee considered planning application 17/1973/MRES proposing the approval of access, appearance, landscaping, layout and scale for the construction of 130 dwellings and associated infrastructure pursuant to outline planning permission 03/P1900 (a new community for up to 2900 dwellings) together with an update to the baseline environmental statement on Cranbrook New Community Land north of Tillhouse Cottages, east of former Crannaford Lane, Cranbrook.

The amendments relate to layout plans, elevations and supporting documents amended to show revised layout and increase of plots from 129 to 130 dwellings and associated infrastructure.

This application is a re-submission with amended plans initially considered by the Town Council on 18th September 2017 with the following resolution:

The Town Council resolved to object to the application for the following reasons:

The proposed number of parking spaces is not sufficient

Front to back parking allocations are unworkable

The proposed courtyard arrangement in the centre of the development is an undesirable arrangement

The Town Council wishes to highlight the good design in Phase 3 with particular regard to parking and garaging.

The amended plans have been considered against the following:

The principle of development

The site is subject to outline approval and forms part of the overall town development and therefore the principle of development is established. The Town Council would prefer to see applications covering a wider area of the town to ensure that there is cohesion and linkages between parcels.

Access

The Town Council is concerned about lack of access from the MLR. The site appears to suffer from lack of access points and linkages to other parts of the town. The Town Council also notes that access is from the previously approved parcel to the south which currently has access from the B3174 which should be closed by condition attached to the previous approval. The Town Council wishes to ensure that the access from the B3174 will be closed.

House design, colour palette and materials

There appears to be a good mix of design, palette and materials.

Affordable Homes

The parcel offers 29% affordable homes and 15% Affordable by design. Coupled with the previous 73 homes delivered in the parcel to the south, this provides 30% affordable homes.

Signed:

Dated:

The mix of housing is as follows:

1 bedroom - 5%
2 bedroom - 37%
3 bedroom - 52%
4 bedroom - 6%

The allocation of affordable and open market housing is as follows:

Bedrooms	Total properties	Open Market	Affordable
1	6	0	6
2	48	27	21
3	68	58	10
4	8	7	1

The Town Council would seek to comment on the level of affordable and affordable by design properties being delivered in Cranbrook. Whilst this is seen a positive in meeting a previous housing need in this part of the County, the continued delivery of such a high percentage of lower priced properties is beginning to place a strain on other services and it is recommended that future phases deliver a more balanced housing mix with a higher proportion of higher banded properties.

Garages and Parking

Plans included within the application indicate that garage sizes for houses are as follows:

Single - 6218 x 3160
Double - 6218 x 6218
Door widths 2280

These dimensions appear to be acceptable. However, garage sizes for coach houses appear to be smaller and are unspecified within the plans available. The Town Council would seek to be assured that all garage sizes are of usable dimensions.

There is a large amount of tandem parking on the parcel which is not supported as it tends to lead to unnecessary on street parking. There is insufficient designated visitor parking.

There are areas of green space and green verges which are vulnerable to being used as parking spaces given the parking layout and narrow road layout. The Town Council has consistently asked for these vulnerable green spaces and verges to be designed out.

Open Space

There are a number of small areas of green space in the parcel which will lead to unmanaged and untidy street scene. These should be designed out or assigned to individual properties.

Summary

Whilst the principle of development is accepted:

- There is insufficient access to the parcel from the MLR. Access from the approved parcel to the south will be further restricted once the entrance from the B3174 is closed.
- Whilst no measurements are provided on plans, coach house garages sizes appear to be unusable. All garage sizes need to comply with the 6m x 3 m standard.
- Tandem parking is not practical for two car families and will lead to unnecessary on street parking.
- Insufficient designated visitor parking.
- There are a number of small areas of green space that will be left unmanaged and impact on the street scene - if retained these should be demised to properties.
- There are a number of grass verges that are vulnerable to on street parking. These should be designed out.

Signed:

Dated:

- There should be proper provision for bin and recycling container storage designed for ease of collection.

The Town Council further recommends that future development parcels should comprise a more balanced mix of properties. To date there has been a very high percentage of affordable and affordable by design. Of the 1600 occupied properties to date, less than 10% are above band D which is having an impact on the social and economic make-up of the town and presenting a strain on the delivery of services.

It was resolved to object to this application for the reasons stated above.

The Town Council wishes to highlight the fact that these comments are similar to comments submitted previously and that planning applications do not appear to take note of any comments made by the Town Council.

P17/44 CRANBROOK EXPANSION MASTERPLAN – OCTOBER 2017

A copy of the proposed Cranbrook Expansion Masterplan had been circulated in advance, together with a briefing paper.

The Committee considered the briefing paper and agreed the following additional points for inclusion:

- Whether there should be a better mix of housing going forward to provide a more balanced community
- Whether the proposed locations of the neighbourhood areas along the B3174 would have an adverse economic impact on the town centre by taking passing trade away from the Town Centre area

It was agreed that the briefing paper, with the addition of the above comments, be recommended for discussion by the Town Council at its meeting on 20 November 2017.

P17/45 ROCKBEARE NEIGHBOURHOOD PLAN PRE-SUBMISSION VERSION

A copy of the Rockbeare Neighbourhood Plan pre-submission version had been circulated in advance, together with a draft response.

The Committee considered the draft response and agreed that it be amended to include the fact the Cranbrook Expansion Masterplan document had now been published. Subject to this amendment, it was agreed to approve the response for submission to Rockbeare Parish Council.

The meeting closed at 8.12pm.

MINUTES

Committee: Planning Committee
Date: Thursday, 23 November 2017
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)

Also Present

Cllr Mike Howe, Chairman of EDDC Development Management Committee
Cllr Colin Buchan, Cranbrook Town Council
Sarah Jenkins, Town Clerk, Cranbrook Town Council

P17/46 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Matt Osborn.

P17/47 DECLARATIONS OF INTEREST

No declarations were received.

P17/48 MINUTES

The minutes of the meeting on 13 November 2017 were accepted and signed as a correct record.

P17/49 PUBLIC PARTICIPATION

No requests were made by members of the public to give representations in respect of the business on the agenda.

P17/50 PLANNING APPLICATION 17/1973/MRES (AMENDED)

The Committee reconsidered planning application 17/1973/MRES proposing the approval of access, appearance, landscaping, layout and scale for the construction of 130 dwellings and associated infrastructure pursuant to outline planning permission 03/P1900 on Cranbrook New Community Land north of Tillhouse Cottages, east of former Crannaford Lane, Cranbrook.

This followed the submission of further information (set out below) from the developer addressing the points raised in the Committee's earlier objection.

Signed:

Dated:

INSUFFICIENT ACCESS TO THE MLR - It is not possible to form a direct access from the Application Site to the MLR. Such an access would pass through land which is currently outside of the ownership/control of a third party. Equally, if a compromise situation were to be achieved whereby an access route is formed to a boundary of a site which could conceivably provide access to the MLR then there would be no guarantee that the developer of that site would complete the route.

The access provisions associated with the application have been assessed by Devon County Highways and have been found to be wholly acceptable.

COACH HOUSE INTEGRAL GARAGE SIZE - The garage size of the Coach House has been measured and we can now confirm that the internal dimensions are 6.0m x 3.0m, which is considered to be compliant with relevant guidance and also usable for the purposes of parking a vehicle.

TANDEM PARKING - Although it is acknowledged that tandem parking does not represent the ideal parking solution for new residential developments, it should be noted that the proposals before you are considered to be acceptable by the Local Planning Authority and are an acknowledged/commonly used way of providing ample (2 spaces per residential unit) parking for the proposed residences.

INSUFFICIENT VISITOR PARKING - a number of visitor parking spaces are proposed to be provided along the northern boundary of the site. However, we are aware that the Town Council do not consider this to be a sufficient number of spaces.

On past developments (within Cranbrook and elsewhere) we have generally been discouraged from creating visitor parking within developments because the County Council are usually unwilling to adopt them as part of the Section 38 process because, in short they represent an additional maintenance burden upon them. Equally, it is also our experience (shared by the District and County Councils) that these spaces are invariably not used by visitors and are instead used by residents of nearby properties as additional parking, thus negating its intended purpose.

SMALL AREAS OF GREENSPACE LIABLE TO BE LEFT UNMANAGED /GRASS VERGES VULNERABLE TO PARKING - The Town Council's concerns over the likelihood of areas of grass verge being parked upon are acknowledged. Efforts will therefore be made to rationalise these spaces, and wherever possible alter the material that the spaces are designated to be finished in.

It is also proposed that a knee rail will be added to enclose the area of greenspace around the northern and western boundaries in order to prevent these areas from being parked on.

BIN STORAGE PROVISION - Ample space will be provided in the rear garden of each property for the storage of bins and recycling receptacles. Access pathways are provided to each individual rear

The additional information addresses a number of the original concerns raised by the Town Council and those that remain are considered to be insufficient to sustain a formal objection or recommendation for refusal.

It was agreed that the Town Council withdraws its earlier formal objection to this application as the key areas for objection have been addressed or mitigated and those concerns which remain such as the inclusion of tandem parking arrangements are considered insufficient to sustain a formal objection or to recommend a refusal.

The Town Council would make the following general points:
It would be helpful when applications come forward to have information available as to how they relate and link to other parts of the development of Cranbrook so as to address concerns about highway, cycleway and foot access linkages to other parts of the development.

Whilst it is recognised that plans evolve through the conversation between planning team and developer, it is important to ensure that up to date plans are available on the planning website for inspection and comment. In this case the Town Council's original comments about coach house garage sizes appear to have been informed by out of date plans.

Signed:

Dated:

The Town Council welcomes the response about waste bin storage and collection and would welcome a conversation between all developers, planning team and the District Council refuse service to ensure that future development includes provision for effective waste bin storage and collection.

The Town Council recognises that this development is adjacent to the town centre area and as such attracts relatively high density. The Town Council would suggest that consideration is given in future parcels for a wider mix of house types to provide for a more diverse social mix within the emerging community.

The meeting closed at 6.48pm.

Signed:

Dated:

MINUTES

Committee: Planning Committee
Date: Monday, 15 January 2018
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)

Also Present

Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Kevin Blakey and Cllr Matt Osborn.

P18/02 DECLARATIONS OF INTEREST

No declarations were received.

P18/03 MINUTES

The minutes of the meeting on 23 November 2017 were accepted and signed as a correct record.

P18/04 PUBLIC PARTICIPATION

No requests were made by members of the public to give representations in respect of the business on the agenda.

P18/05 PLANNING APPLICATION 17/2943/MRES

The Committee considered planning application 17/2943/MRES seeking permission for landscaping and appearance along the main local route phase 2 (pursuant to application 03/P1900) at Tillhouse Road / Main Local Route Phase 2 Cranbrook. Accompanied by a statement in relation to Environmental Information.

Outline planning consent for the MLR between Younghayes Road and the proposed Town Centre was granted as part of the original outline application for the first 3500 homes.

This part of the MLR has been laid out but to date has a temporary surface, temporary kerbs and an interim layout for crossing points, on street parking and landscaping.

This application provides detail of the surface finishes, kerbs, revised parking, revised landscaping including tree planting, detail of path and cycle way crossing points and drainage.

The proposal provides 43 on street car parking spaces and 43 trees.

Signed:

Dated

The proposals also include detail of the revised proposals for the bridge over the Rockbeare Stream (known locally as the Cranny Bridge) which has been incomplete for some time.

The Town Council particularly welcomes the potential completion of the Cranny Bridge and supports the additional visitor parking provision.

In recommending approval, the Town Council makes just one observation which relates to the grass verge and tree planting scheme. Generally, the tree planting proposals offer good protection for the grass verges as a means of preventing on verge parking and consequential damage which the Town Council is anxious to design out. There are three areas of grass verge in the proposed scheme which are not as well protected as others and offer opportunities for on verge parking. The Town Council would like to see the provision of at least two additional trees and the possible adjustment of the location of a third to complete this aspect of the design.

It was resolved to support the application and recommend approval subject to minor changes to the tree planting scheme to provide for improved protection against on verge parking.

Reason for the recommendation.

- The proposals for the completion of the Cranny Bridge and MLR between Younghayes Road and The Town Centre are welcome and supported.
- The Planning Authority and Developers are fully aware of the desire of the Town Council to design out opportunities for on verge parking to prevent unnecessary damage to the grass verges and maintain an attractive street scene.

P18/06 PLANNING APPLICATION 17/2908/ADV

The Committee considered planning application 17/2908/ADV seeking permission for the display of seven (7) advertisements, comprising one (1) 2m diameter of fascia sign, two (2) free-standing directional signs and four (4) directional signs affixed to existing fences and glazing at the Cranbrook Education Campus, Tillhouse Road, Cranbrook.

It was resolved to support the application.

The meeting closed at 6.38pm.

MINUTES

Committee: Planning Committee
Date: Friday, 6 April 2018
Time: 7.00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)

Also Present

Cllr Barry Rogers, Cranbrook Town Council
Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/07 APOLOGIES FOR ABSENCE

No apologies had been received.

P18/08 DECLARATIONS OF INTEREST

No declarations were received.

P18/09 MINUTES

The minutes of the meeting held on 15 January 2018 were accepted and signed as a correct record.

P18/10 PUBLIC PARTICIPATION

No requests were made by members of the public to give representations in respect of the business on the agenda.

P18/11 PLANNING APPLICATION 18/0582/MRES

The Committee considered reserved matters planning application 18/0582/MRES seeking permission for landscaping, layout, scale, appearance and access for the construction of 180 dwellings and associated infrastructure (subsequent application in respect of permission 03/P1900 accompanied by review of the environment statement) at land at Blackthorn Lane, Cranbrook.

The development is part of the initial phase of 3500 homes, outline consent for which was granted by planning application 03/P1900.

The Council had an initial discussion with the applicants on 23rd October 2017 when key points of interest were raised including house design, MLR design, parking provision, access and movement, services, flooding and drainage and future open space design and management.

Signed:

Dated

A second meeting was held on 22nd January 2018. At this meeting there was a presentation of the proposed layout and key aspects of site delivery were discussed including;

- *Courtyard parking must be provided to the rear of properties; the design incorporates smaller courtyards; the majority of properties have 2 parking spaces, with the exception of 1 bedroom flats*
- *Bin storage provision would be provided off road in areas accessible for collection by refuse lorries*
- *It was noted that the Town Council would prefer to see isolated areas of grass / open space designed out for ease of maintenance once the areas had been transferred to the Council*
- *It was also noted that the Town Council wishes to prevent residents from parking on grass verges*
- *Where possible, areas of green open space should be conveyed to householders*
- *The Town Council would prefer visitor parking to be provided on the grassed edge of the public open space, otherwise a knee rail should be installed*

It was noted that a copy of the submission layout would be sent to neighbouring properties and a public consultation would be held in the Younghayes Centre foyer. (This public consultation was held on 26th March at Younghayes Centre).

The Town Council requested that the developers make clear to prospective buyers that a LEAP would be installed in the adjacent public open space.

It was noted that there is an issue with heat distribution in 3 storey homes and some larger properties. The Town Council recommended that the developers discuss the issue with E.on.

Comments

The current proposal includes a land ownership plan which proposes areas of public open space and planting under a maintenance company. This needs to be clarified in light of adoption by the Town Council of the principal areas of public open space.

There is potential for on verge parking leading to impact on streetscene.

The highway plan proposes verges for adoption - there is a need to clarify which body will adopt the verges.

Parking provision is welcomed with 30 visitor spaces, 123 allocated spaces, 66 on plot spaces, 79 courtyard spaces, 24 garage spaces, 32 integral garages and 12 pergola spaces. A total of 366 spaces for 180 units.

Housing mix is as follows:

Market homes - 2 bed (15), 3 bed (48), 4 bed (45). (Total 108)

Affordable by design - 1 bed (9), 2 bed (5), 3 bed (4). (Total 18)

Affordable housing - 1 bed (6), 2 bed (25), 3 bed (21), 4 bed (2). (Total 54)

There is a good range of house types and sizes and house design is good.

Cllr Ray Bloxham proposed that the Town Council **supports** the application for the above reasons. This was seconded by Cllr Blakey and **was resolved**.

The meeting closed at 7.21pm.

Signed:

Dated

MINUTES

Committee: Planning Committee
Date: Friday, 30 April 2018
Time: 6.50pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (in the Chair)
Cllr Phil Norgate
Cllr Matt Osborn

Also Present

Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/12 APOLOGIES FOR ABSENCE

No apologies had been received.

P18/13 DECLARATIONS OF INTEREST

No declarations were received.

P18/14 MINUTES

Cllr Kim Bloxham proposed that the minutes of the meeting held on 6 April 2018 be accepted and signed as a correct record. This was seconded by Cllr Les Bayliss and **was resolved**.

P18/15 PUBLIC PARTICIPATION

No requests were made by members of the public to give representations in respect of the business on the agenda.

P18/16 PLANNING APPLICATION 17/2354/FUL

The Committee considered the amended application for the construction of a detached dwelling with changes to the layout, elevation and design at Clooneen, Southbrook Lane, Cranbrook EX5 2PG.

The Town Council initially commented on this application on 25th October 2017 when the recommendation was APPROVAL notwithstanding that the site is within the hamlet of Southbrook and strictly speaking within the terms of the Local Plan - in the countryside and subject therefore to Strategy 7 of the East Devon Local Plan.

Given that the location is wholly within the developing new town it is considered that the location is sustainable in all respects with proximity to facilities, jobs and transport and whilst the site falls within the terms of strategy 7 of the Local Plan, it is considered that development as proposed is acceptable

Signed:

Dated

and that there are insufficient grounds on which a refusal could be justified given the fact that the site will ultimately be wholly within the newly developed town of Cranbrook.

The revisions now submitted are considered acceptable in all respects and therefore the Town Council would not seek to alter its comments that were made in October 2017.

Cllr Kim Bloxham proposed that the Town Council **supports** the application as the amendments are considered to be acceptable. This was seconded by Cllr Blakey and **was resolved**.

The meeting closed at 6.54pm.

Signed:

Dated

MINUTES

Committee: Planning Committee
Date: Monday, 4 June 2018
Time: 6.45pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Nick Partridge

Also Present

Cllr Barry Rogers, Cranbrook Town Council
Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/17 APOLOGIES FOR ABSENCE

Cllr Matt Osborn, Cranbrook Town Council

P18/18 DECLARATIONS OF INTEREST

No declarations were received.

P18/19 MINUTES

The minutes of the meeting held on 30 April 2018 were accepted and signed as a correct record.

P18/20 PUBLIC PARTICIPATION

No requests were made by members of the public to give representations in respect of the business on the agenda.

P18/21 PLANNING APPLICATION 18/0936/OUT

The Committee considered the outline planning application (all matters reserved) for the erection of up to 5 dwellings on land to the north of Southbrook Court, Southbrook Lane, Whimple.

It was noted that the site is within the hamlet of Southbrook and is therefore in the countryside and subject to Strategy 7 of the East Devon Local Plan. As the location is wholly within the developing new town it is considered that the location is sustainable in all respects with proximity to facilities, jobs and transport and whilst the site falls within the terms of strategy 7 of the Local Plan, it is considered that development as proposed is acceptable and that, at this stage in the application, there are insufficient grounds on which a refusal could be justified given the fact that the site will ultimately be wholly within the newly developed town of Cranbrook.

It was resolved to support this application.

The meeting closed at 6.54pm.

Signed:

Dated:

MINUTES

Committee: Planning Committee
Date: Monday, 25 June 2018
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Sarah Gunn
Cllr Matt Osborn
Cllr Nick Partridge

Also Present

Cllr Barry Rogers, Cranbrook Town Council
Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/22 APOLOGIES FOR ABSENCE

There were no apologies for absence.

P18/23 DECLARATIONS OF INTEREST

Cllr Nick Partridge declared a disclosable pecuniary interest in agenda item 6, planning application 18/1368/FUL, as he is the owner of the property.

P18/24 MINUTES

The minutes of the meeting held on 4 June 2018 were accepted and signed as a correct record.

P18/25 PUBLIC PARTICIPATION

No members of the public were present.

P18/26 PLANNING APPLICATION 18/1237/MRES

The Town Council considered reserved matters application 18/1237/MRES comprising layout, scale, appearance, landscaping and access for the construction of 256 dwellings and associated infrastructure together with the discharge of conditions 2, 14, 17, 19, 20, 22, 23, 24, 26, 28, 30, 32 and 37 of the associated outline consent (03/P1900) (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) on land adjacent to Southbrook Lane, Cranbrook New Community (Phase 4).

The Town Council welcomed this larger application for 256 homes and agreed that it was preferable for larger applications to come forward as this enabled the Council to see how the various phases of the development connect.

Signed:

Dated:

The Town Council considered that there was a good mix of housing, with 26 affordable by design homes, 77 affordable homes and 153 open market homes. The layout and density were acceptable as the development is relatively near to the town centre. It was noted that there is good connectivity to the rest of Cranbrook as well as good provision for visitor parking.

The Town Council also welcomed the fact that its previous comments regarding landscaping had been taken into account and it was noted that it was proposed to convey small areas of public open space to individual properties. A good number of trees were proposed which would deter car parking on verges.

For the reasons set out above, **it was resolved** to support this application.

Cllr Nick Partridge left the meeting

P18/27 PLANNING APPLICATION 18/1368/FUL

The Town Council considered application 18/1368/FUL for the construction of 1st floor side extension, balcony to front, dormer window and new retaining wall / railings to front at 3 Alma Villa Rise, Cranbrook EX5 7AA.

The Council agreed that this was a well thought out design which was sympathetic to the amenity of the area and **it was resolved** to support this application.

The meeting closed at 6.52pm.

Signed:

Dated:

MINUTES

Committee: Planning Committee
Date: Monday, 6 August 2018
Time: 7.45pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Sarah Gunn
Cllr Matt Osborn

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Cllr Colin Buchan, Cranbrook Town Council
Cllr Sam Hawkins, Cranbrook Town Council
12 members of the public
Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/28 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Nick Partridge.

P18/29 DECLARATIONS OF INTEREST

No declarations were received.

P18/30 MINUTES

The minutes of the meeting held on 25 June 2018 were accepted and signed as a correct record.

P18/31 PUBLIC PARTICIPATION

It was agreed that members of the public would make representations on planning applications as each application was considered.

P18/32 PLANNING APPLICATION 18/0789/FUL

The Committee considered planning application 18/0789/FUL for the construction of two single storey detached dwellings and provision of a footpath link at land adjoining Bluehayes Lane (plot 1) and land adjoining Bluehayes House (plot 2), Bluehayes, Broadclyst.

Six members of the public addressed the Committee and raised the following concerns and objections to the application:

- Bluehayes Lane is a private lane with no street lighting
- The landowner does not live in the lane and would not be aware of the impact of the proposals on residents
- All trees in the application area are covered by TPOs
- Residents pay for maintenance and upkeep of the lane which has recently been resurfaced
- Linking the Park Field with the attenuation field by way of linked footpaths will have a detrimental impact on wildlife and the nature corridor currently provided by the area. Residents had noted an increase in wildlife displaced from Cranbrook and the habitat would be negatively affected by the proposals
- Allowing public access by way of the proposed linked footpaths will have a negative impact on residents and their way of life and it will not be possible to enforce any restricted access by members of the public
- The proposed footpaths across the attenuation field could have a detrimental impact on the septic tanks located in the field
- Regarding plot 2 [adjoining Bluehayes House], there is a potable water supply within 50 metres of the proposed dwelling, together with a soakaway and drainage system, contrary to information provided in the Design & Access Statement
- There is no access driveway to Greenacres, and therefore to plot 2, as stated in the plans, only a footpath running parallel to the walled garden
- The proposed designs of the dwellings are out of keeping with surrounding properties
- The proposed dwelling on plot 2 will have a detrimental impact on natural light to Greenacres
- A reptile survey is required to identify protected species
- There is inadequate parking provision
- The proposed sewage tank for plot 1 is immediately adjacent to trees covered by TPOs
- The proposed soakaway for plot 1 is inadequate and could potentially spread contamination during times of flooding
- There will be an increase in traffic in the private lane which will have a detrimental effect on the amenity of existing residents

Cllr Les Bayliss thanked the members of the public for their contributions.

Members of the Committee noted the comments submitted by the Town Council in response to a previous similar application for this location which had been withdrawn.

The Committee was concerned to note that there is little difference between the current proposals and the previous application.

The Committee considered that the application is effectively two applications in one and that issues regarding one property do not necessarily relate to the other. Therefore, if there are material reasons to object to one of the properties, the Committee should object to the whole application irrespective of the issues surrounding the other property. Split decisions are not made on applications of this type.

The application indicates that the applicant is the landowner of Bluehayes Lane, the private lane that the proposed pedestrian links seek to cross from the preserved parkland to the attenuation land. However, the Committee noted that, from the comments received, the other residents of the lane have an interest as they are equally responsible for its upkeep. The other residents do not appear to consent to the pedestrian links and as a result there may be deliverability issues with this part of the application.

The proposed development is in the 'countryside' as defined in the Local Plan and is therefore contrary to Strategy 7 of the Local Plan. Previously, applications for one or more homes within the parish of Cranbrook have been looked upon favourably as the locations were surrounded (or would eventually be surrounded) by urban development of the town. It had been considered inappropriate to refuse on the grounds of Strategy 7 as the proposed site would be completely bounded by other development. This view has been supported at appeal.

Signed:

20 August 2018

However, the current proposal is different as in both cases the application land is not due to be immediately bordered by urban development. In the case of the proposal adjacent to Littleshaw (plot 1), the land to the west is preserved parkland and the land to the east is attenuation. Neither are proposed development areas for the town of Cranbrook. With regard to the other site (plot 2), the location is part of the existing rural settlement of Bluehayes but again is not part of the allocated development area of Cranbrook and is proposed to be bounded to the west by parkland. (Ref. the Cranbrook Development Plan Document – Bluehayes Plan on page 29 of the latest draft Cranbrook DPD).

The application seeks to use Strategy 10 of the Local Plan (Green Infrastructure in the west end / Clyst Valley Regional Park) in support of the proposed pedestrian links. Strategy 10 is also about ensuring that natural ecosystems function in the west end. The link between the preserved parkland, the attenuation field and the remainder of the Cranbrook Country Park is crucial for local wildlife. It is potentially the only wildlife corridor that will remain once the western expansion of the town comes forward as there will be a need for the area to the north of Bluehayes to include new road infrastructure and links to the train station and other parts of the town. There are other opportunities for cycling and footway links and the attenuation field is not suitable for either of these as it floods in extreme wet weather.

The development is within the Clyst Valley Regional Park. Residential housing is not one of the objectives supported by the Strategy. Furthermore, an express objective of the Regional Park is to “provide new wildlife corridors that enhance the biodiversity of the West End” and “conserve and enhance heritage assets and their setting to reflect their intrinsic importance, maximise beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area”. The development site forms part of an existing wildlife corridor that should be enhanced, not eroded by built development.

The Committee therefore considered that the application is contrary to Strategy 10 of the Local Plan.

The Committee also noted that the site adjacent to Littleshaw is in a Tree Preservation area and the long-term survival of the trees would potentially be threatened by the development. The application is considered to be contrary to Policy D3.

Cllr Kim Bloxham proposed that, for the reasons set out above, the Town Council **objects** to this application. This was seconded by Cllr Kevin Blakey and **was resolved**.

8 members of the public left the meeting

Cllr Colin Buchan left the meeting at 8.24pm

P18/33 PLANNING APPLICATION 18/1237/MRES

It was agreed to re-order the agenda and to consider this application for amended reserved matters comprising layout, scale, appearance, landscaping and access for the construction of 256 dwellings and associated infrastructure together with the discharge of conditions 2, 14, 17, 19, 20, 22, 23, 24, 26, 28, 30, 32 and 37 of the associated outline consent (03/P1900) (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at land adjacent to Southbrook Lane, Cranbrook New Community (phase 4).

A member of the public expressed concern regarding any potential change of use of Southbrook Lane and advised that they had sought clarity from the Planning Team at EDDC.

In response to a question from a member of the public, it was noted that the next draft of the Cranbrook Development Plan Document was expected in November for further consultation. The document would be considered again by EDDC in spring 2019 and submitted to the Planning Inspector later that year.

The Committee considered the minor amendments to this application. Cllr Kim Bloxham proposed that the Town Council **supports** the application. This was seconded by Cllr Matt Osborn and **was resolved**.

Signed:

20 August 2018

Cllr Les Bayliss thanked the members of the public for attending.

The remaining members of the public left the meeting

P18/34 PLANNING APPLICATION 18/1666/COU (adjoining parish application)

The Committee considered planning application 18/1666/COU for the change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution) at Lodge Trading Estate, Broadclyst EX5 3BS.

It was considered that the potential impact of this application on Cranbrook was undetermined as the western expansion area of the town had not yet been decided. However, should planning permission be granted, there was potential for HGVs travelling through urban residential areas which would have a significantly detrimental impact on the amenity of local residents. It was also noted that the only road to the application site is prone to flooding.

Cllr Kim Bloxham proposed that the Town Council **objects** to this application on the grounds set out above. This was seconded by Cllr Sarah Gunn and **was resolved**.

It was further agreed that, if the Planners are minded to approve the application, the Town Council requests that the B2 (general industry) use be conditioned for the repair of the applicant's vehicles only and no other use.

The meeting closed at 8.40pm.

MINUTES

Committee: Planning Committee
Date: Monday, 20 August 2018
Time: 6.15pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Sarah Gunn
Cllr Matt Osborn

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Cllr Barry Rogers, Cranbrook Town Council
Sarah Jenkins, Town Clerk, Cranbrook Town Council

P18/35 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Nick Partridge.

P18/36 DECLARATIONS OF INTEREST

No declarations were received.

P18/37 MINUTES

The minutes of the meeting held on 6 August 2018 were accepted and signed as a correct record.

P18/38 PUBLIC PARTICIPATION

No members of the public were present.

P18/39 PLANNING APPLICATION 18/1652/MRES

The Committee considered reserved matters application 18/1652/MRES comprising layout, scale, appearance, landscaping and access for the extension of the Main Local Route (MLR) along the northern spur in phase 4, and discharge of associated outline conditions 6, 20, 21 and a partial discharge of condition 24 (subsequent application in respect of the permission 03/P1900 which was accompanied by an environmental statement) on land to the east of the Main Local Route 3A (northern spur), Cranbrook.

The Committee noted that details of the verges would be submitted in a later application. Cllr Kevin Blakey proposed that the Town Council **supports** this application. This was seconded by Cllr Kim Bloxham and **was resolved**.

Signed:

3 September 2018

P18/40 PLANNING APPLICATION 18/1846/FUL

The Committee considered planning application 18/1846/FUL for the construction of a single storey rear extension, conversion of garage and hard standing to extend the driveway at 46 Pitt Park, Cranbrook EX5 7BQ.

Cllr Kim Bloxham proposed that the Town Council **supports** this application but would prefer the hard standing to extend the driveway to be constructed from a porous material to allow for surface drainage. This was seconded by Cllr Sarah Gunn and **was resolved**.

P18/41 PLANNING APPLICATION 18/0987/FUL (adjoining parish application)

The Committee considered planning application 18/0987/FUL for the installation of additional ventilation points (louvres) on the north-east and south-west sides of the existing building, an additional ventilation stack on the roof and a new cooler unit on the north-east side of the existing building to facilitate the installation of a new 2MWe combined heat and power plant within the existing building at Cranbrook and Skypark Energy Centre, Clyst Honiton, Exeter EX5 2DX.

Cllr Matt Osborn proposed that the Town Council **supports** this application. This was seconded by Cllr Kevin Blakey and **was resolved**.

The meeting closed at 6.31pm.

MINUTES

Committee: Planning Committee
Date: Monday, 17 December 2018
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Kim Bloxham

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P18/42 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Sarah Gunn, Matt Osborn and Nick Partridge.

P18/43 DECLARATIONS OF INTEREST

No declarations were received.

P18/44 MINUTES

The minutes of the meeting held on 20 August 2018 were accepted and signed as a correct record.

P18/45 PUBLIC PARTICIPATION

No members of the public were present.

P18/46 PLANNING APPLICATION 18/2737/RES

The Committee considered reserved matters application 18/2737/RES proposing the access, appearance, landscape, layout and scale for the construction of two public open space areas in Phase 3.

The Committee commented that the proposal was sited sensibly and of a decent size and found no grounds for objection.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Kim Bloxham and **resolved** to support planning application 18/2737/RES.

P18/47 PLANNING APPLICATION 18/2690/FUL

The Committee considered planning application 18/2690/FUL proposing the continued use of land as a community garden with associated shade canopy for a period of five years at land to the south-west of St Martin's C of E Primary School at Younghayes Road, Cranbrook.

Signed:

3 September 2018

The Committee noted that this was an extension of an existing planning consent of five years and found no reasons to object.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Kim Bloxham and **resolved** to support planning application 18/2690/FUL.

P18/48 PLANNING APPLICATION 18/2669/TRE

The Committee considered planning application 18/2669/TRE proposing the crown reduction of the western crown aspect of an oak tree, retaining a tree with a crown which overhangs the rear boundary by no more than 1.5 metres and remove broken branches at 18 Sweet Coppin, Cranbrook.

The Committee noted that the owner of the tree was specified as East Devon District Council in the planning application but because the tree was sited in Phase 3 of the Country Park, it was in the Consortium's ownership.

Committee also noted that the same tree was subject to a current planning application in August 2017 (17/1863/TRE) proposing the crown lifting (lower branches western aspect) to 2 metres above ground level.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Kim Bloxham and **resolved** to support planning application 18/2669/TRE.

The meeting closed at 6:09pm.

Signed:

3 September 2018

MINUTES

Committee: Planning Committee
Date: Monday, 4 March 2019
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Sarah Gunn
Cllr Matt Osborn
Cllr Nick Partridge

Also Present

Cllr Barry Rogers, Cranbrook Town Council
Janine Gardner, Cranbrook Town Council

P19/1 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P19/2 DECLARATIONS OF INTEREST

Cllr Les Bayliss declared a personal interest in relation to agenda item 5 (planning application 19/0133/FUL) by virtue of being a governor of the Cranbrook Education Campus. He would refrain from chairing that item.

Cllr Matt Osborn declared a personal interest in relation to agenda item 5 (planning application 19/0133/FUL) by virtue of his children attending the Cranbrook Education Campus and his wife chairing the PTA.

Cllr Nick Partridge declared a personal interest in relation to agenda item 5 (planning application 19/0133/FUL) by virtue of his children attending the Cranbrook Education Campus and his wife being a governor and treasurer of the PTA.

P19/3 MINUTES

The minutes of the meeting held on 17 December 2018 were accepted and signed as a correct record.

P19/4 PUBLIC PARTICIPATION

No members of the public were present.

Cllr Sarah Gunn, Vice-Chair of the Planning Committee, in the chair.

Signed:

Date:

P19/5 PLANNING APPLICATION 19/0133/FUL

The Committee considered the reserved matters application 19/0133/FUL proposing the erection of a single storey extension to the west wing of the existing building for two additional classrooms at the Cranbrook Education Campus, Tillhouse Road, Cranbrook.

Councillors commented on the necessity of the proposed development and noted a supporting document by the school's Head of Campus explaining that the nursery had expanded beyond the originally anticipated provision and the classrooms occupied by the nursery at present had originally been intended for use by the primary school.

Councillors commented further that the construction works needed to be coordinated with the current design work led by Devon County Council aimed at creating an off-road route to the school and a safe crossing point from Phase 3 Country Park to the school gate which was currently not used.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Kim Bloxham and **resolved** to support planning application 19/0133/FUL.

Cllr Les Bayliss, Chairman of the Planning Committee, in the chair.

P19/6 CIL PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION

The Community Infrastructure Levy (CIL) was a charge to help deliver infrastructure to support development at different rates which were set out in a charging schedule. East Devon District Council adopted its charging schedule in April 2016 and had now begun the process of revising it. The initial stage in preparing a revised charging schedule involved a consultation on the District Council's "preliminary draft charging schedule".

The Chairman reported that East Devon District Council was revising its charging schedule to reflect updated national policy and guidance, latest evidence on development costs and values across the district, and to align with development being proposed in the emerging Cranbrook Plan.

In general, the viability study recommended an increase in residential CIL rates compared to the current adopted charging schedule as indexed, although rates remained within the viability headroom. The exception was Cranbrook, which was not able to support CIL due to the level of Section 106 obligations and other costs associated with that development.

The current CIL regulations required charging authorities to prepare a list of those projects or types of infrastructure which it intended to fund through the levy (the "regulation 123 list") – anything on this list could not be funded through Section 106 contributions. However, draft regulations removed regulation 123 lists, and instead required local authorities to prepare an annual Infrastructure Funding Statement by 31 December each year. This statement will set out how developer contributions had been spent, and anticipated revenue and spend for future years. In addition, the draft regulations remove the pooling restriction which prevents local authorities from using more than five section 106 obligations for a single infrastructure project.

In summary, the preliminary draft CIL charging schedule would not apply to Cranbrook and a Section 106 regime would continue to apply. The Committee noted that the Council's asset delivery working group had been pressing for this outcome for some time.

It was proposed by Cllr Les Bayliss, seconded by Cllr Sarah Gunn and **resolved** to support the provisions proposed in the preliminary draft charging schedule, especially the continuation of a Section 106 regime in Cranbrook.

The meeting closed at 7:11pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 8 April 2019
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Kevin Blakey
Cllr Matt Osborn
Cllr Nick Partridge

Also Present

Cllr Barry Rogers
Cllr Phil Norgate
Janine Gardner, Cranbrook Town Council
Tracy Simmons, Deputy Town Clerk

P19/7 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Kim Bloxham.

P19/8 DECLARATIONS OF INTEREST

No declarations of interest were declared.

P19/9 MINUTES

The minutes of the meeting held on 4 March 2019 were accepted and signed as a correct record.

P19/10 PUBLIC PARTICIPATION

No members of the public were present.

P19/11 PLANNING APPLICATION 19/0492/FUL

The Committee considered planning application 19/0492/FUL, proposing the construction of decking and an outbuilding at 22 Northwood Acres, Cranbrook EX5 7EU. The proposed height of the outbuilding would be less than the existing garage.

The Committee commented on the sensible design, as well as due consideration to protect the existing oak tree.

It was proposed by Cllr Nick Partridge, seconded by Cllr Kevin Blakey and **resolved** to support planning application 19/0492/FUL.

Signed:

Date: 8 April 2019

P19/12 PLANNING APPLICATION 19/0630/COU

The Committee considered planning application 19/0630/COU, proposing change of use from a business warehouse (Use Class B1) and retail premises (Use Class A1) to general industrial use (Use Class B2) accessed via Crannaford Lane. The Committee was asked to comment on the application as an adjoining Council.

Councillors noted that a noise assessment had been carried out, with a predicted low impact outcome and a building formed a barrier between the premises and adjoining residential properties. As of Monday morning 8th April 2019, there had been no comments of objection or support to this application on the East Devon District Council Planning Portal. The Committee also commented on a potential traffic impact on the students of the Education Campus but noted that the train track separated the proposed site from the school.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Nick Partridge and **resolved** to support planning application 19/0630/COU.

P19/13 STREET TRADING APPLICATION

The Committee considered a renewal application for a street trading consent for Pizza Buona every Friday from 5:00pm until 8:00pm on Younghayes Road, Cranbrook.

The Committee noted that this was a renewal application which did not represent a material change to the original application.

It was proposed by Cllr Nick Partridge, seconded by Cllr Matt Osborn and **resolved** to support the street trading application.

The meeting closed at 7:16pm.

Signed:

Date: 8 April 2019

MINUTES

Committee: Planning Committee
Date: Monday, 20 May 2019
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Colin Buchan
Cllr Peter Healey
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Cllr Kim Bloxham, Cranbrook Town Council and East Devon District Council
Cllr Sam Hawkins, Cranbrook Town Council and East Devon District Council
Janine Gardner, Cranbrook Town Council
Philippa Davies, Midweek Herald
One member of the public

P19/14 APOLOGIES FOR ABSENCE

No apologies were received.

P19/15 DECLARATIONS OF INTEREST

No declarations of interest were made.

P19/16 MINUTES

The minutes of the meeting held on 8 April 2019 were accepted and signed as a correct record.

P19/17 PUBLIC PARTICIPATION

No representations were made by the member of the public who attended the meeting.

P19/18 PLANNING APPLICATION 19/0620/MOUT

The Committee considered planning application 19/0620/MOUT, proposing the expansion of Cranbrook comprising up to 930 residential dwellings, primary school, community use, mixed use area including business use, community uses, sport and recreation facilities and children's play, green infrastructure, access, landscaping, allotments, engineering works, demolition, associated infrastructure and car parking for all uses as part of Cranbrook's Western Expansion Area (Bluehayes).

Signed:

Date:

The Chairman highlighted that the Council had already commented on the principle of this proposed development as part of the recent consultation on the Cranbrook Development Plan Document (DPD) as follows:

“The proposals are broadly supported with the exception of the mixed-use area (as commented below) and the desire to maintain clear separation between the town and existing Station Road homes.

Road design is key to this development with satisfactory resolution of the traffic and transport issues surrounding Station Road and safe access to the B3174.”

and

“The Town Council does not support the proposals for Bluehayes which provide residential units capable of conversion to employment. The current lack of small incubator sites in the town have seen a growth in small businesses being run from domestic garages. This has impacted on residential amenity both from unneighbourly parking of goods vehicles to noisy activities associated with some businesses. Any proposals to deliver homes where the ground floor can be converted to business use needs to be carefully weighed against any adverse impact on residential amenity. The Town Council welcomes the delivery of small business opportunities but these need to be separate from residential housing. The preferred option is for employment opportunities to be delivered within walking and cycling distances from residential but not as proposed by mixed use in Strategy CB2.”

The Chairman highlighted that two objections had been published on East Devon District Council's planning portal from residents in the Station Road area, Broadclyst regarding the impact on the natural environment and ecology of the area as well as flooding concerns. A third objection from Exeter City Council's environmental health service had been received regarding the potential impact on air quality.

The Committee noted that further details, including details to the proposed road layouts, would become available in the subsequent reserved matters planning application but the Committee was concerned at this stage about potential difficulties in road traffic management at the proposed roundabout or junction which would connect Bluehayes Lane and the B3174 in such close proximity to the existing roundabout at Gate A in Cranbrook.

The Committee further commented that the proposed alternative route to the train station would benefit the entire area.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support planning application 19/0620/MOUT in principle but recommend that the Committee's concerns be addressed regarding the potential difficulties in road traffic management at the proposed roundabout or junction which would connect Bluehayes Lane and the B3174 in such close proximity to the existing roundabout at Gate A in Cranbrook.

P19/19 PLANNING APPLICATION 19/0787/MRES

The Committee considered planning application 19/0787/MRES proposing the layout, scale, appearance and landscaping for the construction of 80 dwellings and associated infrastructure at land to the north-east of the Cranbrook Education Campus in Phase 5.

The Committee commented that the proposed cul-de-sacs within the development could exacerbate the parking problems already experienced across Cranbrook. The Committee commented further that rear car parking courts were not well-used in existing parts of the town. The Committee noted again that Devon County Council had adopted discretionary parts of the Government's Manual for Streets in Cranbrook which meant that it would not support or provide street lining or signing.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support planning application 19/0787/MRES subject to the above comments regarding the use of rear car parking courts.

Signed:

Date:

P19/20 PLANNING APPLICATION 19/0554/MFUL

The Committee considered planning application 19/0554/MFUL, proposing the change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated information for use and access at Elbury Farm, Broadclyst *[sic]* EX5 3BH. The Committee noted that this application was located in the parish of Cranbrook.

The Committee noted that the area which was subject to the planning application was already used informally by fording the stream which caused damage to the banks and the Committee welcomed the proposed incorporation of the proposed SANG into the Country Park.

The Committee noted that the proposed SANG would not be subject to the Country Park Management Plan and that East Devon District Council may seek a dowry covering the maintenance of the SANG for 80 years. The Committee requested clarity regarding the future ongoing maintenance arrangements.

The Committee further commented on the nature of the SANG and whether these should form natural spaces and whether or not therefore paths should be gravelled.

It was proposed by Cllr Matt Osborn, seconded by Cllr Barry Rogers and **resolved** to support planning application 19/0554/MFUL subject to the above comments.

The meeting closed at 6:33pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 24 June 2019
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Cllr Ray Bloxham, Cranbrook Town Council
Cllr Kim Bloxham, Cranbrook Town Council
Tracy Simmons, Cranbrook Town Council
Two members of the public

P19/21 APOLOGIES FOR ABSENCE

No apologies were received.

P19/22 DECLARATIONS OF INTEREST

No declarations of interest were made.

P19/23 MINUTES

The minutes of the meeting held on 8 April 2019 were accepted and signed as a correct record.

P19/24 PUBLIC PARTICIPATION

No representations were made by the members of the public who attended the meeting.

P19/25 PLANNING APPLICATION 19/1013/MRES

The Committee considered planning application 19/1013/MRES, proposing the layout, scale, appearance, landscaping and access for the construction of 248 dwellings and associated infrastructure at land to the west of Southbrook Lane, Cranbrook.

The Committee noted that the principle of planning had already been established and found the general layout acceptable.

The Committee queried how the parcel would connect to any future developments east of Southbrook Lane.

The Committee perceived the cream and brick finishes to the houses as bland.

Signed:

Date:

The proposals currently included a concentration of affordable housing towards the south of the parcel and the Committee commented that affordable housing should be better integrated across the entire development.

The Committee commented that the proposed cul-de-sacs could exacerbate the parking problems already experienced across Cranbrook, however these may also act as a traffic calming measure.

The Committee raised a possible refuse collection issue. The planned roads became narrower away from the main local route (MLR) where larger appliances would have to reverse out.. A similar issue was also raised regarding public transport and the Committee questioned whether adequate access for busses could be provided because the main local route (MLR) did not run the length of the parcel.

Cllr Barry Rogers highlighted a contradiction in the documents relating to the planning application, in that the Landscape Visual Impact Appraisal (document 3518741 section 2.5) stated that 'proposals are for dwellings of no more than 2.5 storeys in height' yet the building heights plan entitled 125 Rev P1: storey heights (document 3518834) featured 3 storey buildings.

It was proposed by Cllr Barry Rogers, seconded by Cllr Matt Osborn and **resolved** to support planning application 19/1013/MRES subject to the following recommendations:

- To include a mix of colours and designs as seen in Phase 1 of the development as opposed to the blander appearance proposed.
- To design-out grassed areas at end of terraces and assign to homeowners wherever possible.
- To review how this parcel would connect to future developments to the east of Southbrook Lane.
- To better integrate affordable homes throughout the parcel which were currently concentrated towards the south of the parcel

The meeting closed at 7.13 pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 29 July 2019
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Cllr Kim Bloxham, Cranbrook Town Council
Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Cranbrook Town Council

P19/26 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Matt Osborn.

P19/27 DECLARATIONS OF INTEREST

No declarations of interest were made.

P19/28 MINUTES

The minutes of the meeting held on 8 April 2019 were accepted and signed as a correct record.

P19/29 PUBLIC PARTICIPATION

No members of the public attended the meeting.

P19/30 PLANNING APPLICATION 19/1430/MOUT

The Committee considered the outline application 19/1430/MOUT regarding all matters reserved apart from access, for the construction of up to twenty dwellings and associated development in the land to the east of Southbrook Lane, Cranbrook.

The Committee sought clarification as to how the development would connect to road infrastructure in Cranbrook and required clarity on the future classification of Southbrook Lane.

Whilst the proposed location was "in the countryside" and therefore contrary to Strategy 7 of the Local Plan (Development in the countryside), the location would ultimately be surrounded by urban development of the new town and therefore the Committee took the view that any objection on the basis of Strategy 7 would be inappropriate.

Signed:

Date:

It was proposed by Cllr Barry Rogers, seconded by Cllr Collin Buchan and **resolved** to support planning application 19/1430/MOUT but would request seeking clarity on:

- how this parcel would connect to future developments and infrastructure in Cranbrook?
- the future designation of Southbrook Lane.

P19/31 PLANNING APPLICATION 19/0787/MRES

The Committee considered the amended application 19/0789/MRES regarding the reserved matters application comprising layout, scale, appearance and landscaping for the construction of eighty dwellings and associated infrastructure in the land to the north east of the Education Campus, Cranbrook.

The Committee considered the prior comments made about the original planning application (ref. minute P19/19) the Committee felt no further comments were required.

It was proposed by Cllr Les Baylis, seconded by Cllr Phil Norgate and **resolved** to support planning application 19/0789/MRES.

The meeting closed at 7.19pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 05 August 2019
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Colin Buchan
Cllr Phil Norgate

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Tracy Simmons, Cranbrook Town Council
Two members of the public

P19/32 APOLOGIES FOR ABSENCE

Apologies received from Cllr Barry Rogers and Cllr Matt Osborn.

P19/33 DECLARATIONS OF INTEREST

No declarations of interest were made.

P19/34 MINUTES

The minutes of the meeting held on 29 July 2019 were accepted and signed as a correct record.

P19/35 PUBLIC PARTICIPATION

The two members of the public in attendance discussed a personal incident that occurred while walking in Cranbrook recently.

P19/36 PLANNING APPLICATION 19/1013/MRES

The Committee considered the updated reserved matters application 19/1013/MRES regarding the expansion of Cranbrook comprising layout, scale, appearance, landscaping and access of 248 dwellings and associated infrastructure in the land to the west of Southbrook Lane, Cranbrook Phase 4. This was an amended application which the Committee had previously considered on 24 June 2019 [Ref Minute P19/25].

It was suggested by Cllr Les Bayliss that it would be beneficial to have a one- or two-page appraisal of changes made, from the developers, when amendments occur. It was proposed by Colin Buchan, seconded by Phil Norgate, and resolved to request this for any future amended applications.

The Committee commented on the amended application regarding the inclusion of a parking court, to the rear of the dwellings proposed to the east of the Ecology Park. In this location the allocated car parking had been altered from being at the front of the dwellings, to a rear parking court. The Committee perceived that the amendment, as it stands, may improve the appearance of the street but

Signed:

Date:

would do nothing to improve traffic flow, as cars would park on the street rather than the rear parking court, as evidenced in other areas of Cranbrook.

The Committees main concern would be a potential reduction in visibility from cars parking on this corner and this would result in a detrimental effect on traffic flow through this development. Furthermore, the Committee discussed that cars parking on this corner would exacerbate the issues with refuse collections as previously commented [ref minute P19/25].

It was proposed by Cllr Colin Buchan, seconded by Cllr Phil Norgate and **resolved** to support planning application 19/1013/MRES with the comments that the Committee;

- A. had strong reservations regarding future traffic issues and congestion, due to the amendments made, which the Committee views to be detrimental to the development.
- B. request a brief summary of changes submitted in relation to amended applications, a one- or two-page appraisal from the developers, would be helpful.

The meeting closed at 7.42 pm.

Signed:

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 4 November 2019
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Cllr Kevin Blakey, Cranbrook Town Council
Cllr Steve Prime, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/19/37 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/19/38 DECLARATION OF INTERESTS

No declarations of interest were made.

P/19/39 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Phil Norgate and resolved to accept and sign the minutes of the meeting held on 5 August 2019 as a correct record.

P/19/40 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/19/41 PLANNING APPLICATION 19/1901/ADV

The Committee reviewed planning application 19/1901/ADV for a non-illuminated 2-sided advertisement board for a temporary period, along London Road B3174.

The Committee commented that the land in the planning application was Council owned. As the Town Council received payment for advertisement on its land the Town Council had a declarable interest, although no individual Councillor had a declarable interest, so no dispensations were required.

The Committee noted that the advertisement board had been in situ for over seven years. The Committee discussed that there was a second advertisement board further along the B3174 towards Rockbeare and requested clarification on planning permission for that second advertisement board.

The Committee commented that a temporary planning application would become permanent if no end date was in place.

It was proposed by Cllr Barry Rogers, seconded by Cllr Phil Norgate and resolved to conditionally approve the application on the basis that a time limit of 12 months from the planning approval date was put in place.

P/19/42 PLANNING APPLICATION 19/2277/FUL

The Committee reviewed planning application 19/2277/FUL for the retention of additional off-road parking, Sweet Chestnut, Cranbrook.

The Committee commented that the surface material used was not porous, however, the design of the off-road parking allowed surface runoff to permeate into the property's garden, therefore should not pose a flood risk.

The Committee also commented that the application included applying for a drop kerb once the road had been adopted, but access was possible from the current drop kerb.

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and resolved to approve the application.

The meeting closed at 6:48 pm



MINUTES

Committee: Planning Committee
Date: Monday, 2 December
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Steve Prime

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Cllr Barry Rogers, Cranbrook Town Council
1 Member of public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/19/43 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Phil Norgate, Cllr Robin Eagle & Cllr Matt Osborn.

P/19/44 DECLARATION OF INTERESTS

No declarations of interest were made.

P/19/45 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Steve Prime and resolved to accept and sign the minutes of the meeting held on 4 November 2019 as a correct record.

P/19/46 PUBLIC PARTICIPATION

No statements were made by the member of the public in attendance.

P/19/47 PLANNING APPLICATION 14/2945/MOUT

The Committee considered planning application 14/2945/MOUT for the 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). Opposite Gribble Lane North of the B3174.

The Committee reviewed and concluded that the comments made 17 March 2016 when the planning application was last considered were still relevant.

The Committee noted that in the CTC response to the Cranbrook DPD they had raised concerns about neighbourhood shops along the B3174. Those concerns remain.

It was proposed by Cllr Steve Prime, seconded by Cllr Colin Buchan and resolved to support the application.

P/19/48 PLANNING APPLICATION 19/1422/MRES

The Committee considered planning application 19/1422/MRES a reserved matters application comprising layout, scale, appearance, landscaping and access for the construction of a foul water pumping station (to include both underground and over ground infrastructure and secure boundary fence), two surface water basins, a shared footway and cycleway and connecting highway link and the removal and the construction of a new hedgerow. (Subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement), phase 4 east ecology park.

The Committee reviewed the comments from 21 August 2019 when the planning application was last considered.

The Committee commented that the landscaping, including trees should be sufficient to camouflage the building, once established. It was noted that the pumping station would be underground therefore the visual impact would be minimal.

The Committee would like clarification on who will adopting the cycle route.

It was proposed by Cllr Steve Prime, seconded by Cllr Colin Buchan and resolved to support the application.

Meeting closed at 6.21 pm.

MINUTES

Committee: Planning Committee
Date: Monday, 23 December 2019
Time: 7:22 pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Steve Prime

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Cllr Ray Bloxham, Cranbrook Town Council
Cllr Barry Rogers, Cranbrook Town Council
2 members of the public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/19/49 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Phil Norgate & Cllr Matt Osborn.

P/19/50 DECLARATION OF INTERESTS

No declarations of interest were made.

P/19/51 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Steve Prime and resolved to accept and sign the minutes of the meeting held on 02 December 2019 as a correct record.

P/19/52 PUBLIC PARTICIPATION

There were no statements made by the members of the public in attendance.

P/19/53 CRANBROOK TOWN COUNCIL POLICY ON STREET TRADING

The Committee considered the Cranbrook Town Council Street Trading Draft Policy including the additional comments made by Steve Saunders, Licensing Manager, East Devon District Council. The proposed document was a list of questions for consideration regarding street trading applications.

The Committee discussed that the policy does not contain a statement regarding consideration of complaints needing to be formal. It was suggested that the wording under the heading Operating History, be altered to include 'substantiated complaints.'

Signed

5 November 2019

It was proposed by Cllr Les Baylis, seconded by Cllr Colin Buchan and resolved to adopt the policy with the following recommendations:

- a) To adopt the guidelines set out in this document as a basis for consideration of any application for a new or renewal street trading licence.
- b) To ask the Licensing Manager to seek approval from the District Council's Licensing and Enforcement Committee to adopt these guidelines when it next meets in February 2020.
- c) The Town Council to work with the Licensing Authority to identify potential acceptable locations for street trading.

P/19/54 STREET TRADING APPLICATION

The Committee considered the renewal for annual consent for Yummy Kebab catering van. The application was for a catering van selling kebabs, chips, burgers and soft drinks along Burrough Fields, Cranbrook (not within 150 metres of Younghayes Road junction) on Wednesdays - 4:30-11:00pm & Saturdays - 4:30-11:00pm.

The Committee considered this application using the newly adopted Cranbrook Town Council Street Trading Policy.

The Committee considered complaints raised against the business. One complaint was raised by a resident and a distance stipulation was inputted into the application (not within 150m of Younghayes road).

It was raised that the Town had established take-away businesses which were limited to two in number by planning condition and that this location was within close proximity to these.

It was proposed by Cllr Les Baylis, seconded by Cllr Colin Buchan and resolved:

- (a) To object to the application on the following grounds:
 - 1 impact on residential amenity from noise, odour and disturbance;
 - 2 Burrough Fields is the principal route to the train station which currently has some 120,000 passenger movements per annum. The application times cover the evening rush hour and the route will be subject to obstruction by parked vehicles both from the trading vehicle and customers;
 - 3 There is no turning space for customers' vehicles at the proposed location and that will lead to obstruction and potential annoyance of local residents;
 - 4 The location is too close to the existing established take-away businesses which are limited to two in number by planning condition.
- (b) To recommend to EDDC Licensing Authority that they work with the applicant(s) to identify two locations further to the east which are sufficiently remote from existing suppliers and also provide a service to those parts of the town which currently do not have direct access to outlets without use of the car.
- (c) To delegate to the Town Clerk and Chairman of the Planning Committee to propose locations such as Court Royal or sites further to the East of the town beyond the Education Campus.

P/19/55 STREET TRADING APPLICATION

The Committee considered the renewal for annual consent for Flippy Chippy Fish and Chip Catering Van. The application was for One mobile fish and chip catering van along Burrough Fields, Cranbrook on Mondays - 4:30-7:30pm.

The Committee considered this application using the newly adopted Cranbrook Town Council Street Trading Policy.

It was proposed by Cllr Les Baylis, seconded by Cllr Colin Buchan and resolved:

Signed

5 November 2019

- (a) To object to the application on the following grounds:
- 1 impact on residential amenity from noise, odour and disturbance;
 - 2 Burrough Fields is the principal route to the train station which currently has some 120,000 passenger movements per annum. The application times cover the evening rush hour and the route will be subject to obstruction by parked vehicles both from the trading vehicle and customers;
 - 3 There is no turning space for customers' vehicles at the proposed location and that will lead to obstruction and potential annoyance of local residents;
 - 4 The location is too close to the existing established take-away businesses which are limited to two in number by planning condition.
- (b) To recommend to EDDC Licensing Authority that they work with the applicant(s) to identify two locations further to the east which are sufficiently remote from existing suppliers and also provide a service to those parts of the town which currently do not have direct access to outlets without use of the car.
- (c) To delegate to the Town Clerk and Chairman of the Planning Committee to propose locations such as Court Royal or sites further to the East of the town beyond the Education Campus.

Meeting closed at 7.50 pm

Signed

5 November 2019

MINUTES

Committee: Planning Committee
Date: Monday, 3 February 2020
Time: 7:18pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Steve Prime

Also Present

Cllr Barry Rogers, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/20/2 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/3 MINUTES

It was proposed by Cllr Phil Norgate, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 23 December 2019 as a correct record.

P/20/4 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/5 PLANNING APPLICATION 19/1798/MOUT

The Committee considered the outline planning application 19/1798/MOUT for the construction of up to 200 dwellings and associated infrastructure, with all matters reserved apart from access in the land to the west of Gribble Lane, Rockbeare.

It was discussed that Cranbrook Town Council was an adjoining parish and that this development was within the parish boundary of Rockbeare.

It was noted that the eastern edge of the development, in the Cranbrook Development Plan, would be a Suitably Alternative Natural Greenspace (SANG) but this application had housing in that location.

It was commented that the application had a low percentage of affordable housing and that these properties were not evenly distributed across the development, but clustered.

Signed

09 March 2020

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to object to the application and await the Planning Inspector's report on the Cranbrook Development Plan.

P/20/6 PLANNING APPLICATION 20/0150/FUL

The Committee considered the planning application 20/0150/FUL proposing the erection of single storey rear extension, side extension and conversion of part of garage to living accommodation at 12 Three Corner Field, Cranbrook EX5 7DG.

The Committee commented that the application would block vehicular access to the property's garage. However, it was noted that the application did not cause obstruction to any other property.

It was proposed by Cllr Les Baylis, seconded by Cllr Steve Prime and **resolved** to support the application.

P/20/7 PLANNING APPLICATION 20/0119/COU

The Committee noted the planning application 20/0119/COU proposing the change of use from general industrial use (Use Class B2) to assembly and leisure (Use Class D2) at the Instant Mot Centre, Broadclyst EX5 3BD.

It was noted that Cranbrook Town Council was an adjoining parish and that this development was within the parish boundary of Broadclyst.

The Committee agreed to make no comment on this application.

P/20/8 EAST DEVON AFFORDABLE HOUSING SPD CONSULTATION

The Committee noted East Devon District Council's draft Affordable Housing Supplementary Planning Document (SPD).

The Committee discussed that the Town Council had previously commented on the proposed documents in April 2019 and that some of the Town Council's suggestions had been incorporated in this revision minute ref 19/66.

The meeting closed at 7:43pm.

MINUTES

Committee: Planning Committee
Date: Monday, 9 March 2020
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Matt Osborn
Cllr Steve Prime
Cllr Barry Rogers

Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/09 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Phil Norgate.

P/20/10 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/11 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and resolved to accept and sign the minutes of the meeting held on 3 February 2020 as a correct record.

P/20/12 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/13 PLANNING APPLICATION 20/0281/MRES

The Committee considered planning application 20/0281/MRES reserved matters application (access, appearance, landscaping, layout and scale) for plot DC2 together with the submission of details to discharge conditions 7, 8, 10, 12, 15, 16, 18, 21, 26 and 28, all pursuant to the outline planning permission ref no 17/0532/MOUT for the construction of a van storage area with associated structures, access road and surface water drainage attenuation basin to provide ancillary parking to the main class B8 use of the adjacent plot DC1 Exeter Logistics Park, Clyst Honiton.

The Committee commented that the application was an adjoining parish application. The Committee commented that works had already commenced on the site. The Committee discussed that there were a large number of electric charge points planned.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support the application.

The meeting closed at 7.07 pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 23 March 2020
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham, Cranbrook Town Council and East Devon District Council
Janine Gardner, Town Clerk and Responsible Financial Officer, Cranbrook Town Council

P/20/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Matt Osborn and Steve Prime.

P/20/15 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/16 MINUTES

It was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and resolved to accept and sign the minutes of the meeting held on 9 March 2020 as a correct record.

P/20/17 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/18 PLANNING APPLICATION 19/2675/MRES

The Committee considered the reserved matters application 19/2675/MRES proposing the layout, scale, appearance, landscaping and access for a revised pitch layout, the relocation of a play area, addition of a multi-use games area and air ambulance lighting column, and revised junction layout with the B3174 at the Ingrams sports pitches.

The Committee welcomed the application and noted that the proposals included all the elements which the Council's asset delivery working group had been negotiating.

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to support planning application 19/2675/MRES.

P/20/19 DRAFT LOCAL DEVELOPMENT ORDER FOR DISTRICT HEATING NETWORKS

The Committee considered the Draft Local Development Order for District Heating Networks.

Signed _____

Date:

The Committee supported the provisions made in the Draft Local Development Order and noted that it contained sufficient restrictions placed on utility companies to seek additional consents if necessary, e.g. listed building consent.

It was proposed by Cllr Les Bayliss, seconded by Cllr Phil Norgate and **resolved** to support the Draft Local Development Order for District Heating Networks without making further comment.

P/20/20 PLANNING APPLICATION 20/0566/FUL

The Committee considered planning application 20/0566/FUL for the construction of a single storey side and rear extension and replacement of an entrance portico location at Bluehayes House, Cranbrook EX5 3BA.

The Committee noted that no adverse comments had been uploaded on the Planning Portal and that the proposals were in keeping with the existing property.

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to support planning application 20/0566/FUL.

The meeting closed at 6:07pm.

Signed

Date:

RECORD OF DECISION

Committee: Planning Committee
Deadline for Comments: 24/04/2020

Committee Members who Commented and Voted

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Steve Prime
Cllr Barry Rogers

Other Councillors who Commented but Did Not Vote

Cllr Kevin Blakey

P/COVID/01 DECLARATION OF INTERESTS

No declarations of interest were made.

P/COVID/02 PUBLIC PARTICIPATION

A public consultation period ran from 20/04/2020 to 24/04/2020.

Due to the period of emergency measures in response to the Covid-19 outbreak, Cranbrook Town Council took the decision to postpone all public meetings and delegated authority to take urgent decisions to the Clerk in consultation with the Chairman of the Council or a Committee chairman (ref. minute 20/50 of the full Council on 23 March 2020).

The Council remained under a statutory duty to conduct its business in a transparent and accountable manner. Hence we published information regarding current topics under discussion on our website at <https://www.cranbrooktowncouncil.gov.uk/meetings>. We also kept the public updated on our Facebook page at <https://www.facebook.com/cranbrooktowncouncil> regarding anything new we published on our website.

Anyone who wished to comment on the planning application 20/0640/LBC, was invited to email clerk@cranbrooktowncouncil.gov.uk by **Friday, 24 April 2020** so that their submissions could be taken into consideration.

No emails were received from members of the public.

P/COVID/03 PLANNING APPLICATION 20/0640/LBC

The Committee discussed, via email, the planning application 20/0640/LBC for the demolition and rebuilding of localised sections of parapet wall; the removal and replacement of defective parapet wall coping stones; the extension of the RHS end of the downstream parapet wall to match the original parapet wall length (section currently missing); the re-pointing of the entire structure; the removal and replacement of the existing surfacing layers, Rockbeare Bridge, London Road, Rockbeare.

Signed _____

Date:

The Committee commented that the location of the Rockbeare Bridge London Road, was Cranbrook not Rockbeare.

The Committee observed that the materials proposed to be used were in keeping with the current bridge construction.

As a result of the above discussions, a delegated decision was made by the Chairman of the Planning Committee and the Clerk (ref. minute 20/50 of the full Council on 23 March 2020) and it was **resolved** to support the application.

Signed

Date:

MINUTES

Committee: Planning Committee
Date: Monday, 15 June 2020
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Matt Osborn
Cllr Steve Prime
Cllr Barry Rogers

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/21 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/20/22 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/23 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and resolved to accept and sign the minutes of the meeting held on 23 March 2020 as a correct record.

P/20/24 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/25 PLANNING APPLICATION 19/1422/MRES

The Committee considered the reserved matters planning application 19/1422/MRES comprising layout, scale, appearance, landscaping and access for the construction of a foul water pumping station (to include both underground and over ground infrastructure and secure boundary fence), two surface water basins, a shared footway and cycleway and connecting highway link and the removal and the construction of a new hedgerow. (Subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement).

The Committee considered the Minutes of the Full Council Meeting dated 19 August 2019, when this planning application was discussed previously, minute ref. 19/166. The main comments from that meeting were that the landscaping including trees should be sufficient to camouflage the building, once established, as the pumping station was proposed to be in the Ecology Park.

Signed

The Committee discussed the method proposed to bore holes to lay the pipework and that this method would help protect the environment.

It was proposed by Cllr Les Bayliss, seconded by Cllr Barry Rogers and resolved to **support** the application.

P/20/26 PLANNING APPLICATION 20/0855/FUL

The Committee considered the planning application 20/0855/FUL for the alterations to existing roofs including new roof deck and raising height of the roofs. These properties were a recent development of detached homes completed around 2016/17. The properties had developed design/construction defects in the flat roofs which had resulted in damage due to interstitial condensation in the 'cold roofs'. Meadow Consultants Ltd had been appointed by each of the owners in conjunction with the building warranty insurers to resolve the issues. The existing cold roof system had failed and Meadow Consultants Ltd needed to remedy the defect by adding a layer of insulation roof decking and single ply roofing on top of the roofs to create warm roofs and thus avoiding the current issues. It was impractical to resolve the issues with the existing installation. In terms of appearance changes to the building the existing fascia's and roof covering and detailing would be the same, but the overall roof would be thicker by the depth of the insulation and additional plywood roof deck with likewise increase in fascia depth. The anticipated increase was approx. 150 to 180 mm.

The committee discussed that the roof height increase was not significant and would not affect the surrounding area.

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and resolved to **support** the application.

P/20/27 UNAUTHORISED ADVERTISING IN CRANBROOK

The Committee considered the Deputy Clerks report regarding unauthorised advertising in Cranbrook. In March 2020 the Council considered a report explaining that the Council had identified the issue of unauthorised advertising around the town including signage at the Younghayes Road roundabout (Gate A), the Parsons Lane roundabout (Gate B), the fence at St Martin's Primary School and other locations around the town Minute Ref 20/57.

The Council had contacted the Local Planning Authority and the County Council for resolution to these issues. A statement was made by Devon County Council that the land in question did not belong to them and therefore the advertisements were a Local Planning Authority issue, not a County Council issue.

The Committee discussed that the issues were not only that the advertising on the roundabouts were unauthorised, but that it could be considered a road traffic hazard, due to the amount of signage in place.

The Committee also discussed that there is advertising in Cranbrook that had been refused planning approval but is yet to be removed.

It was proposed by Cllr Colin Buchan, seconded by Cllr Steve Prime and **resolved** to write to the Local Planning Authority highlighting the lack of resolution to this issue.

The meeting closed at 7.17 pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 3 August 2020
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Cllr Ray Bloxham, Cranbrook Town Council
Cllr Kim Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/28 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/20/29 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of EDDC planning committee and reserved the right to revise any comments when all the information is known.

P/20/30 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to accept and sign the minutes of the meeting held on 15 June 2020 as a correct record.

P/20/31 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/32 PLANNING APPLICATION 20/1190/MRES

The Committee considered the reserved matters planning application 20/1190/MRES comprising layout, scale, appearance, landscaping and access for the construction of 311 dwellings and associated infrastructure (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement). Cranbrook Phase 6 Land, to the north of Southlands, London Road, Cranbrook.

The Committee noted the proposed bland finish of the houses. The Committee commented that they would prefer a variety of colours, materials and designs as seen in Phase 1 of the development as opposed to the more bland appearance of subsequent phases.

Signed

It was noted that all of the socially rented units were flats, including units over garages and none of the units have any outside garden space. The Committee discussed and considered that there should be a range of house types for the socially rented units to include houses as well as flats.

The Committee noted there are a number of grass verges and small areas of public open space in the plans. It was questioned whether small areas of public open space and verges could be designed-out or conveyed to homeowners wherever possible, this was in light of the experience gained in current phases, clarity was also needed as to what areas would fall to the Town Council to maintain.

The Committee noted that there are a large proportion of rear parking courts, past experience has shown that parking courts were not well utilised in existing phases and instead residents were parking on the roads which are not furnished with lines, signs, or other parking restrictions. Additionally, it was noted that the accessibility of these rear parking courts was poor in some cases, with some residents having a long walk to access the front of their properties.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan, and **resolved** to support the principle of the development; however, the Committee would like to raise the following comments:

1. to include a mix of colours and designs as seen in Phase 1 of the development as opposed to the blander appearance proposed
2. that there should be a range of house types for the socially rented units and that some of these to have outside garden space
3. the number of rear parking courts be reduced where possible and where necessary access to these improved
4. To design-out small areas of public open space and verges or convey these to homeowners wherever possible. Clarity was also needed as to what areas would fall to the Town Council to maintain.

The meeting closed at 19.18 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 21 September 2020
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham
Cllr Ray Bloxham
One member of the public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/33 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Colin Buchan and Cllr Matt Osborn.

P/20/34 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of EDDC planning committee and reserved the right to revise any comments when all the information is known.

P/20/35 MINUTES

It was proposed by Cllr Barry Rogers, seconded by Cllr Phil Norgate and **resolved** to accept and sign the minutes of the meeting held on 3 August 2020 as a correct record.

P/20/36 PUBLIC PARTICIPATION

There were no comments made by the member of public in attendance.

P/20/37 PLANNING APPLICATION 20/1852/FUL

The Committee considered Application 20/1852/FUL for the erection of a sales centre located at Cranbrook Phase 1, sales centre to be in use for 4 years.

The Committee commented that the existing application had lapsed and clarified that this was an application for the sales centre to remain for a further 4 years.

It was discussed that if the sales centre remained where it was and the development of the final 12 houses was not completed, it would prevent the adoption of the last stretch of MLR from Three Corner Field to the roundabout. The Committee noted that there were no time scales for when the last homes would be built. Moreover, the final surfacing of the road would not be finished until the development of

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housing was completed which would have an impact on the local residents including raised iron works, dust and dirt on the road as well as the disruption of building works.

The Committee stated that there were no objections to a sales office, however it would be better placed closer to the development sites. The Committee commented it would be more 'neighbourly' to complete the last few homes on the site sooner rather than later.

It was proposed by Cllr Les Bayliss seconded by Cllr Kevin Blakey, and **resolved** to support to Planning Application 20/1852/FUL with note to the concerns above.

P/20/38 PLANNING APPLICATION 20/1881/FUL

The Committee considered Planning Application 20/1881/FUL for a proposed new side extension to replace a wooden summer house in St Michaels way.

The Committee noted that the plans submitted were unobtrusive from the street and the proposal appeared to be of good quality.

It was proposed by Cllr Barry Rogers, seconded by Cllr Les Baylis and **resolved** to support Planning Application 20/1881/FUL

P/20/39 PLANNING APPLICATION 20/1663/VAR

The Committee considered Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove the requirement for a connection to the Cranbrook district heating network.

The Committee had been notified of a parallel appeal on the same issue but had not had time to consider this in detail.

It was proposed by Cllr Les Baylis, seconded by Cllr Kevin Blakey and **resolved** to defer the decision on Planning Application 20/1663/VAR until all of the information relating to this site was available.

P/20/40 PLANNING APPLICATION 20/1947/TRE

The Committee considered Planning Application 20/1947/TRE for the target prune of a T4-Oak from the highway to reduce the lower canopy. Pruning will remove 2 x broken and damaged branches to facilitate access requirements for the site. Work required to alleviate conflict between trees and vehicles.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to support Planning Application 20/1947/TRE

The meeting closed at 6.58pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 28 September 2020
Time: 6:30pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers
Cllr Kevin Blakey

Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/41 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/20/42 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/43 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to accept and sign the minutes of the meeting held on 21 September 2020 as a correct record.

P/20/44 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/45 PLANNING APPLICATION 20/1811/FUL

The Committee considered Planning Application 20/1811/FUL to render the full extent of all exterior walls of the dwelling.

The Committee commented that the address on the application was wrong.

It was proposed by Cllr Matt Osborn seconded by Cllr Colin Buchan and **resolved** to support the application however the Committee requested clarification on the property address.

P/20/46 CONSULTATION ON CHANGES TO PLANNING POLICY AND REGULATIONS

The Committee considered the response to the consultation on Changes to Planning Policy and Regulations.

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The Committee discussed the Changes in Planning Policy and Regulations and discussed that most of the information within the document was in relation to District and County Councils, and not aimed towards Parish or Town Councils. The Committee clarified that within the response, only questions that were relevant to Town Councils were answered.

It was proposed by Cllr Barry Rogers, seconded by Cllr Matt Osborn and **resolved** to submit the response to the Ministry of Housing, Communities & Local Government and requested to have a more concise summary of changes and how they would affect the Town Council from the Local Planning authority in the future.

P/20/47 SOUTH WHIMPLE FARM

The Committee considered

- (a) Planning Application 20/2028/V106 - Variation of the S106 for 16/1826/MFUL (Erection of 19 houses at South Whimple Farm) to reduce the requirement for affordable housing provision from 26% (5 houses) to 0% (nil houses) as part of the development.
- (b) Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove the requirement for a connection to the Cranbrook district heating network.
- (c) Planning Appeal reference APP/U1105/W20/3254780 for the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove the requirement for a connection to the Cranbrook district heating network. (This appeal has been made to the Secretary of State against the failure of the EDDC to determine planning application 19/2591/VAR within the statutory time period.

The Committee discussed the removal of social housing and how allowing this amendment may set a precedent for future developments.

The Committee commented that the original planning permission was granted under the premise of being joined to the heating system as well as including the social housing provision and were uncomfortable with the change in direction of the developers.

It was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **resolved** to

- (a) not support Planning Application 20/2028/V106 for the variations of the S106 for 16/1826/MFUL to reduce the requirement for affordable housing provision from 26% to 0%.
- (d) not support Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL to remove the requirement for a connection to the Cranbrook district heating network.

It was proposed by Cllr Colin Buchan, seconded by Cllr Matt Osborn and **resolved** to

- (c) note the Appeal reference APP/U1105/W20/3254780.

P/20/48 PLANNING APPLICATION 20/2019/V106

The Committee considered planning application 20/2019/V106 for the variation of S106 agreement to reduce overall affordable housing provision at Persimmon Phase 6 site (19/1013/MRES) from 28.56% to 18.12%, new split comprising 30 social rented properties and 14 Home Buy (shared ownership) properties.

The Committee discussed the reduced levels of proposed social housing and felt that the development was well balanced. The Committee noted that the proposition would improve the base rate for the Town Council, improve the mix of commercial and socially rented accommodation and is supported by the local Social Housing company.

It was proposed by Cllr Colin Buchan, seconded by Cllr Matt Osborn and **resolved** to support the variation of S106 agreement to reduce overall affordable housing provision at Persimmon Phase 6

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site 19/1013//MRES from 28.56% to 18.12%, new split comprising 30 social rented properties and 14 Home Buy (shared ownership) properties.

The meeting closed at 7.04 pm.

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MINUTES

Committee: Planning Committee
Date: Wednesday, 14 October 2020
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/49 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/20/50 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/51 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and resolved to accept and sign the minutes of the meeting held on 28 September 2020 as a correct record.

P/20/52 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/53 NON-MATERIAL AMENDMENT (NMA) TO PLANNING APPLICATION 11/1294/MRES

The Committee considered the non-material amendment for the alteration to the alignment of the approved pedestrian link, proposed to adjoin the existing footpath along the B3174.

The Committee noted that the ramp improved the disabled access to the area, as the path was steep in the original design and this has been alleviated by the new design.

The Committee commented on safety concerns with regard to children running or cycling down the slope directly onto the foot/cycle way and beyond into the B3174. The Committee noted that gates are not appropriate, as they are difficult for cyclists, pushchairs and wheelchairs to negotiate. However, chicanes and other calming barriers may be appropriate to be explored to improve this concern.

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The Committee noted that the application included a new planting plan but questioned the visual impact of the ramp itself on the approach to the Town. The Committee commented that the planting scheme should mitigate the visual impact of the ramp with the need to maintain good visibility for those on the ramp and also for cyclists and traffic approaching both the ramp and the nearby junction.

The Committee noted that there remains an issue of access along the frontages of 1 to 7 Younghayes Road. These are the homes that front the B3174 to the east of the link. The path along the front of these properties is blocked by a fence despite a street name sign indicating that access to all four properties is available, as a consequence, numbers 5 and 7 cannot directly access the link.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved to support** the application in principle due to the revised design providing an improved elevation for the ramp which was accessible to all users including those who are disabled. However, there were concerns about safety and the Committee requested that the:

1. planning authority consider the provision of calming measures to prevent children running directly into the path of the cycle way and the adjacent B3174.
2. planting scheme around the ramp be so designed as to provide some mitigation of the visual impact but also afford good visibility for both users of the ramp and those approaching it on the cycle way and highway.
3. access along the frontages of 1 to 7 Younghayes Road be reviewed either to remove the obstruction of this route or revise the signage which was in conflict.

The meeting closed at 7.27 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 26 October 2020
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/54 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/20/55 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/56 MINUTES

It was proposed by Cllr Matt Osborn, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 14 October 2020 as a correct record.

P/20/57 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/58 PLANNING WHITE PAPER- IMPLICATIONS AND PROPOSED RESPONSE

The Committee considered the report and proposed response to the Ministry of Housing, Communities and Local Government consultation white paper.

The Committee discussed that this consultation was aimed at District and County Councils rather than Town or Parish Councils.

It was proposed by Cllr Barry Rogers, seconded by Cllr Kevin Blakey, and **resolved** to not respond to the Ministry of Housing, Communities and Local Government Consultation White Paper.

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P/20/59 TRANSPARENCY AND COMPETITION A CALL FOR EVIDENCE ON DATA ON LAND CONTROL PROPOSED RESPONSE

The Committee considered the report and proposed response to the Ministry of Housing, Communities and Local Government consultation Transparency and Competition, A call for evidence on data on land control.

The Committee discussed that this consultation was aimed at District and County Councils rather than Town or Parish Councils.

It was proposed by Cllr Les Bayliss, seconded by Cllr Matt Osborn, and **resolved** to not respond to the Ministry of Housing, Communities and Local Government consultation Transparency and Competition, a Call for Evidence on Data on Land Control.

P/20/60 PLANNING APPLICATION 20/1190/MRES

The Planning Committee commented that they previously discussed planning application 20/1190/MRES on the 3 August, Minute Ref P/20/32. At that time, the Committee resolved to support the principle of the development; however, the Committee raised the following comments:

1. to include a mix of colours and designs as seen in Phase 1 of the development as opposed to the blander appearance proposed
2. that there should be a range of house types for the socially rented units and that some of these needed to have outside garden space
3. the number of rear parking courts be reduced where possible and where necessary access to these improved
4. To design-out small areas of public open space and verges or convey these to homeowners wherever possible. Clarity was also needed as to what areas would fall to the Town Council to maintain.

The Committee discussed the supporting documents provided with the application. It was clarified that the Office Support Document was produced to help aid with the decision-making process as it highlights the material planning considerations, against the previously posted comments by the Planning Committee.

The Committee commented that the mix of finishes had been improved, and that the public open spaces had been allocated to householders wherever possible and areas to be allocated to the Town Council were minimal.

The Committee noted that the rear parking areas had been reduced and the parking overall had been improved. However, the Committee raised that rear parking courts are un-utilised by residents and echoed the comments raised by the Police Architectural Liaison Officer regarding safety concerns.

The Committee noted that the range of house types for the socially rented units had not altered in the application. All of the socially rented units were still either flats or over garages and none of these units had any outside garden space. It was discussed that these units could be better dispersed through the development and a mix of house types including some having access to gardens would be preferable echoing the comments raised by East Devon District Councils housing officer.

It was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **resolved** to support in principle the planning application 20/1190/MRES with the following comments:

1. The Committee remains concerned about the mix of social rented properties particularly that all of these have no garden space, and highlights the comments made by East Devon District Councils housing officer.
2. The Committee remains concerned about rear parking courts and supports the comments made by the Police Architectural Liaison Officer.

The meeting closed at 7.32 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 9 November 2020
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Alice Lloyd, Country Park Ranger, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

It was proposed by the Chair that item 5 on the agenda be discussed after item 6

P/20/61 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/20/62 DECLARATION OF INTERESTS

Cllr Barry Rogers declared personal and pecuniary interests in Agenda Item 5 by virtue of the planning application being for his property.

Cllr Les Bayliss, Cllr Kevin Blakey, Cllr Colin Buchan, Cllr Phil Norgate and Cllr Matt Osborn declared a personal interest in Agenda Item 5 by virtue of serving as members of Cranbrook Town Council together with the applicant.

Cllr Ray Bloxham declared a personal interest in Agenda Item 5 by virtue of being a close neighbour to the property and would not make comments on this application

P/20/63 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and resolved to accept and sign the minutes of the meeting held on 26 October 2020 as a correct record.

P/20/64 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/65 PLANNING APPLICATION 19/0620/MOUT

The Committee considered the amended plans for outline planning application 19/0620/MOUT with all matters reserved except access for the expansion of Cranbrook comprising up to 850 residential

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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 children's 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.

The Committee discussed that the application included three areas of SANG, two of which were new proposed SANG sites.

One of the new proposed SANG sites, to the South of the train station, had overtime developed into a wetland area. The Country Park Ranger made comment that only a "breeding bird survey" had been conducted for this application and therefore did not take into consideration the overwintering birds or winter visitors. It was considered that dogs off lead in this area would be detrimental to the wildlife.

The Committee discussed the proximity of Bluehayes Lane to the proposed new roundabout. The Committee considered that access off Bluehayes lane, in such close proximity to the proposed new roundabout, could be seen as being dangerous and may also cause access difficulties for the residents of Bluehayes. Bluehayes lane is privately owned and outside of area of the planning application, however, it was commented that the proposed roundabout should include Bluehayes lane in its design.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support the planning application in principle but with the following comments:

1. To include the Bluehayes lane junction in the proposed access roundabout.
2. That a further bird survey be carried out within the proposed SANG area during the winter months to identify the potential presence of overwintering/migrating birds.

Councillor Barry Rogers left the meeting

P/20/66 PLANNING APPLICATION 20/2296/FUL

The Committee considered planning application 20/2296/FUL for the construction of a porch at 20 Best Park, Cranbrook, Exeter, Devon, EX5 7AG.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Osborn and **resolved** to support planning application 20/2296/FUL.

The meeting closed at 6.51 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 7 December 2020
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/67 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn

P/20/68 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/69 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and resolved to accept and sign the minutes of the meeting held on 09 November 2020 as a correct record.

P/20/70 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/71 PLANNING APPLICATION 20/2399/FUL

The Committee considered Planning Application 20/2399/FUL for the retention of render and cladding to rear extension at 12 Southbrook Meadow, Cranbrook.

The Committee noted that the planning application was retrospective as the materials differed from the original dwelling. The materials were of good quality and allowed the extension to blend in with the surrounding properties.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support the planning application.

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P/20/72 PLANNING APPLICATION 20/2482/TRE

The Committee considered Planning Application 20/2482/TRE for the removal of two lower secondary branches and to crown reduce a T1 Oak, work required to alleviate conflict between trees and vehicles.

The Committee commented that a separate planning application for this tree had been previously discussed on the 21 September 2020, minute ref P/20/40, but that planning application 20/1947/TRE had been withdrawn.

The Committee commented that the proposed works were less intrusive to the tree.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to support the planning application.

P/20/73 PLANNING APPLICATION 19/1798/MOUT

The Committee considered the amended Planning Application 19/1798/MOUT for the construction of up to 200 dwellings and associated infrastructure, with all matters reserved apart from access land West of Gribble Lane Rockbeare.

The Committee commented that Planning Application 19/1798/MOUT was considered by the Planning Committee on the 3 February 2020, minute Ref P/20/05, and the comments made at the time were:

1. It was noted that the eastern edge of the development, in the Cranbrook Development Plan, would be a Suitable Alternative Natural Greenspace (SANG) but this application had housing in that location.
2. It was commented that the application had a low percentage of affordable housing and that these properties were not evenly distributed across the development, but clustered.

The Committee discussed that the design and location of the buildings had not been altered in the amended plan, accounting for the SANG that should be in that location in accordance with the Cranbrook Development Plan.

The Committee noted that the affordable housing percentages and locations had not been altered in the amended plan.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to object to the planning application with the same comments as previously:

1. The Cranbrook Development Plan shows a Suitable Alternative Natural Greenspace (SANG) at the eastern edge of the development, but this application had housing in that location.
2. The application had a low percentage of affordable housing and that these properties were not evenly distributed across the development, but clustered.

P/20/73 PLANNING APPLICATION 20/1190/MRES

The Committee considered the amended Planning Application 20/1190/MRES comprising layout, scale, appearance, landscaping and access for the construction of 311 dwellings and associated infrastructure (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement), Cranbrook Phase 6, land To The North Of Southlands, London Road, Cranbrook, Exeter, EX5 7GB.

The Committee commented that Planning Application 20/1190/MRES was considered by the Cranbrook Town Councils Planning Committee on the 3 August 2020 and again on the 26 October 2020, minute ref P/20/60. At that time the Committees comments were:

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1. The Committee remained concerned about the mix of social rented properties particularly that none of these have garden space, and highlighted the comments made by East Devon District Councils housing officer.
2. The Committee remained concerned about rear parking courts and supported the comments made by the Police Architectural Liaison Officer.

The Committee discussed that the mix of social rented properties had not altered in the amended plans, all of the socially rented units were still either flats or over garages/ coach houses and none of these units had any outside garden space.

The Committee noted that the design of the rear parking courts had not been altered, nor had the visibility from the household to the parking areas been improved as per the Police Architectural Liaison Officer comments.

The Committee commented that it was disappointed that the comments raised at the previous two meetings had not been addressed and it is concerned that the views of the Town Council were not being taken into consideration.

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to support in principle the planning application 20/1190/MRES with the following comments:

1. To note that the Planning Committee was strongly disappointed that the comments raised previously had not been taken into consideration
2. The Committee remains concerned about the mix of social rented properties particularly that all of these have no garden space, and highlights the comments made by East Devon District Councils housing officer in September 2020.
3. The Committee remains concerned about rear parking courts and supports the comments made by the Police Architectural Liaison Officer in September 2020.

The meeting closed at 19.15 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 1 February 2021
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Cllr Ray Bloxham, Cranbrook Town Council
Janine Gardner, Town Clerk and Responsible Finance Officer, Cranbrook Town Council

P/21/01 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/21/02 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/03 MINUTES

It was proposed by Cllr Barry Rogers, seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 7 December 2020 as a correct record.

P/21/04 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/05 A NEW LOCAL PLAN FOR EAST DEVON CONSULTATION

East Devon District Council were consulting until 15 March 2021 on an issues and options report which formed the first stage of preparing the new East Devon Local Plan (2021-2040).

The Committee considered the issues and options report, together with a proposed draft response on behalf of the Town Council to East Devon District Council's consultation.

The Committee also considered written comments made by Cllr Ray Bloxham which had been circulated ahead of the meeting and which were published on the Council's website as a supporting document for this meeting.

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The Committee felt that its responses were constrained by the format of the questionnaire which did not allow for qualitative responses. However, councillors made the comments set out below in relation to the proposed draft response. Responses to questions not listed below were agreed as per the proposed draft response.

Questions 2 and 3

Amend to reflect Cllr Ray Bloxham's written comments.

Question 4

The Committee considered the aspiration to provide private garden space for every dwelling as unrealistic, particularly in dwelling types such as flats. Instead, the Committee suggested a commitment to access to communal outdoor spaces.

Question 5

Amend to reflect Cllr Ray Bloxham's written comments.

Question 6

The Committee suggested to remove the reference to "roof-mounted" in the draft response and reference emerging technologies which would enable more efficient use of technology and energy generation in the future.

Question 7

The Committee suggested adding a comment to highlight the importance of planning for sustainable and holistic communities in the future with public transport and other initiatives which would reduce or negate the need for private vehicles. The Committee noted that this objective had not been achieved in Cranbrook to date.

Question 8

The Committee debated the term "affordable housing" which, it felt, often equated to the low-quality construction of homes. The Committee suggested that council housing stocks should be replenished and rebuilt in order to ensure the provision of quality homes. Therefore, it was felt that the right to buy scheme needed to be revoked at national level.

The issues and options document did not explain how the number of 928 new homes per annum (option 1) was arrived at.

Question 9

Amend to reflect Cllr Ray Bloxham's written comments.

Question 10

Amend to reflect Cllr Ray Bloxham's written comments.

Question 11

The Committee felt that the additional housing policy objectives were constrained by outdated thinking and questioned whether the Local Plan was sufficiently understanding strategic developments. For example, space should be allowed in each development/parcel for self-builds to achieve better a variety of homes and increase the aesthetic appeal. Subsequently, the relevant policy should be more specific and directive and, instead of "encouraging", a percentage of self-builds "must be offered".

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Question 12

- a) Amend to reflect Cllr Ray Bloxham's written comments.
- c) Amend to "strongly support".
- e) Amend to "strongly support".

Question 13

Amend all to "strongly support".

Question 15

- e) Amend to "support".

The Committee suggested adding a comment relating to the particular circumstances in Cranbrook and would like to highlight the need for planning policy to be flexible and swift to respond to change and external circumstances, e.g. decline in retail, which, to date, it was not able to.

Question 17

Amend to reflect Cllr Ray Bloxham's written comments.

Question 19

Amend to reflect Cllr Ray Bloxham's written comments,

Question 21

The Committee considered none of the options as adequate because none of the suggested options in the issues and options report provided a net gain, only the conservation of the status quo. Developers should be incentivised to provide net gains in biodiversity, similar to the mechanisms through which farmers were incentivised.

Question 24

Amend to reflect Cllr Ray Bloxham's written comments.

Question 25

Amend all to state "essential" with the exception of train stations ("quite important") and places of worship ("quite important").

The Committee suggested adding a comment to identify sustainable transport systems as other essential facilities.

Question 28

The Committee suggested option 2.

Question 29

- a) Amend to reflect Cllr Ray Bloxham's written comments.
- b) Amend to reflect Cllr Ray Bloxham's written comments.
- c) Amend to reflect Cllr Ray Bloxham's written comments.
- d) e) and f) Amend to "oppose".

Question 30

Amend to reflect Cllr Ray Bloxham's written comments.

Signed

Question 32

The Committee proposed to include the following comments in this section of the draft response:

Strategic Planning

East Devon District Council had made the decision to withdraw from joint working with Exeter, Teignbridge and Mid Devon on the Greater Exeter Strategic Plan and the Local Plan process ought to address this.

Following the demise of the Regional Development Agency and the Devon Structure Plan, responsibility for strategic development was left with individual local planning authorities' Local Plans. When East Devon District Council presented its current draft Local Plan for inspection, the Planning Inspector halted the process and insisted that strategic development took account of the wider Exeter area including Mid Devon and Teignbridge as well as the Exeter City Council area. As a result, the four authorities developed planning requirements which were then taken into account in determining housing allocations for each authority. The allocation then for East Devon was 17,100 homes and the Local Plan was currently based on that number.

The current issues and options report did not appear to address the lack of a strategic approach across the Exeter economic area – which it should.

Availability of Land for Development

In developing a local planning strategy, one of the key issues was the availability of land for development. In local planning, this was traditionally carried out through a Strategic Housing Land Availability Assessment (SHLAA), i.e. the local planning authority asking landowners what land was available and then assessing each submitted parcel as to whether it was available and whether development was possible. This process was being repeated alongside this recent Local Plan consultation with a call for sites.

The Committee considered this site-led approach as problematic for the following reasons:

Whilst the consultation sought views on a range of sustainability-related issues, essentially, because of the site-led approach, these were secondary. The development of the new Local Plan was starting from land put forward for development and then seeking to bring forward measures through individual policies which might mitigate sustainability issues which arose from development at these sites. The approach should be sustainability-led, not site led.

Sustainability-Led Development

The wider Exeter economic area had reached a point in its development when key infrastructure was already at a near breaking point and a “more of the same” development approach would simply exacerbate problems in addition to those which already existed. Development at many of the sites proposed would be unsustainable, would generate more traffic, more commuting, more pollution, more congestion and so on, resulting in additional demands for more road infrastructure to move vehicles more efficiently – a downward spiral which needed to be halted.

The Committee felt that the following two aspects would make the locality more sustainable:

a) New development brought forward in such a way as to minimise commuting to shops, schools and work. There was a need for different and quite radical thinking to focus the creation of all new strategic development within new communities which would be self-sustaining rather than simply adding to existing communities or, worse, building new enclaves which were too small to sustain themselves and generated more commuting to schools, shops and employment and hence would place yet more pressure on already overstretched infrastructure.

b) Exploring ways to create new links between existing communities particularly in the provision of good public transport which was efficient, regular, inexpensive and attractive to users and by

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prioritising public transport over private transport as well as retrofitting buildings so that they were better equipped to contribute to the fight against climate change.

The vision should be towards a sustainable, accessible and networked city region of linked but distinct communities and the existence of a carbon-neutral and productive economy. The current approach would not deliver that vision.

Devon had seen the start of the creation of two new settlements – the first since the Middle Ages. Both had been beset by issues principally because of the private sector led approach to development and the impacts of legal agreements which were out of date and, in some cases, not fit for purpose. Any new community in this locality needed to be led by the public sector with a strong development corporation at the helm. Whilst the private sector had a role and could deliver on-site infrastructure, it could not address the wider infrastructure needs of the region.

Neighbourhood Plans

Cranbrook did not have a Neighbourhood Plan. Such a plan would be ineffective because development at Cranbrook was driven by strategic policies which would over-ride a Neighbourhood Plan and render it an ineffective document in planning terms. Equally, with the exception of the small development at South Whimble Farm, Cranbrook was zero rated for the Community Infrastructure Levy with infrastructure delivery being direct through Section 106 agreements.

Neighbourhood Plans were time consuming and expensive to develop. They offered hope and expectation to communities that their towns and villages and the local environment would be conserved and protected. However, Neighbourhood Plans were required to comply with the Local Plan and therefore any changes to the Local Plan would impact on the veracity of the Neighbourhood Plan – in some cases rendering local Neighbourhood Plan policies obsolete and effectively requiring the Neighbourhood Plan to be revisited and remade.

The Local Plan covered how the region would develop over the next 20 years, how it would meet the demands of sustainability, employment, schools, transport and climate change and how lives would be lived far into the future. The current Local Plan had been set to remain valid until 2031 but already in 2021 the process of review had commenced with an expectation that the new Plan would be finalised by 2024 – resulting in uncertainty and concern for local communities. The Committee questioned the value of Neighbourhood Planning when the Local Plan was being reviewed so frequently and how the review process could provide some comfort to local communities that their Neighbourhood Plan policies would not be completely overturned.

Estate Rent Charges

The Committee noted that Teignbridge District Council encouraged thorough its Local Plan town and parish councils to assume responsibility for public open space delivered in the future, instead of installing estate rent charges. This approach was supported and recommended for implementation in East Devon.

Beauty of Design

Government was currently consulting on its National Planning Policy Framework (NPPF) and, in particular, the beauty of design. The latter did not appear to feature in the issues and options report, despite there being numerous examples locally where planning might benefit from that approach, e.g. unprotected verges.

The Committee commended its draft response to the new East Devon Local Plan issues and options report as amended to the Town Council meeting on 15 February 2021 for approval.

The meeting closed at 8:26pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 1 March 2021
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Three members of public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/6 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/21/7 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/8 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 1 February 2021 as a correct record.

P/21/9 PUBLIC PARTICIPATION

One of the three members of the public in attendance commented on planning application 21/0306/FUL. This member of public had also submitted a written report to the Town Council for reference that they will be submitting to East Devon District Council as an objection to this planning application. The member of public objected to the planning application on the grounds that the proposed garage would make their parking space too narrow to park and get in and out of their vehicles.

P/21/10 PLANNING APPLICATION 21/0306/FUL

The Committee considered planning application 21/0306/FUL proposing the Construction of garage at 16 Brooks Warren, Cranbrook, EX5 7AJ.

The Committee commented on the lack of detail in the planning application and noted that the plans appeared to not be accurate. The Committee noted that it was difficult to make a decision based on inaccurate plans.

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The Committee commented on the width of the parking space where the proposed garage was to be constructed. Given the apparent dimensions of the structure, it would not appear to be possible to park a vehicle inside as the thickness of the walls would make the garage too narrow. This would reduce the number of spaces available to the property.

In Cranbrook, many garages are built as parking spaces and cannot be used for anything other than their intended use, these form part of their planning conditions. If the intention is to create space for other uses, an appropriate planning application seeking change of use should be submitted.

The Committee commented on the revised plans and noted that the plans appear to show the proposed garage over the neighbouring properties parking space, which the applicant does not own.

In the application form, question 8 – will the proposed work affect existing car parking arrangements, the answer given was no, however the committee thought this should be yes. The Committee commented that the proposed garage would affect existing car parking arrangements as tandem spaces were designed to share door opening space with each other, a wall would prevent this from happening.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to object to this application due to the loss of a parking space available at the property and the impact on the amenity of the neighbours in that the proposal would impact their ability to use their allocated parking space.

P/21/11 NATIONAL PLANNING POLICY FRAMEWORK AND NATIONAL MODEL DESIGN CODE CONSULTATION RESPONSE

The Committee considered the national planning policy framework and national model design code consultation response.

It was clarified that the Government proposal to update this consultation builds on work done in 2020 in a report entitled Living with Beauty promoting health, well-being and sustainable growth (the report of the Building Better Beautiful Commission Jan 2020) and these two reports needed to be read in tandem. The Living with Beauty report has resonance with Cranbrook and is therefore referred to in the proposed response.

It was noted that these policies should be used and referenced by the Planning Committee and Town Council in the future to aid in making planning decisions and improving the towns design and layout.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to submit the response as written.

The meeting closed at 7.26 pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 15 March 2021
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/12 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/21/13 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/14 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan, and **resolved** to accept and sign the minutes of the meeting held on 1 March 2021 as a correct record.

P/21/15 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/16 PLANNING APPLICATION 19/1422/MRES

The Committee considered the amended reserved matters planning application 19/1422/MRES proposing the layout, scale, appearance, landscaping and access for the construction of a foul water pumping station (to include both underground and over ground infrastructure and secure boundary fence), two surface water basins, a shared footway and cycleway and connecting highway link and the removal and the construction of a new hedgerow. (Subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at phase 4 infrastructure to the east of the ecology park and west of Southbrook lane Cranbrook new community.

The Committee commented that this application had been previously discussed first in the Full Council Meeting dated 19 August 2019, minute ref. 19/166 and again in Planning Committee Meeting

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dated 15 June 2020, minute ref. P/20/25. The main comments from those meetings were that the landscaping including trees should be sufficient to camouflage the building, once established, as the pumping station was proposed to be in the Ecology Park. At that time the Committee resolved to support the application.

The landscaping in the amended plans included hedging around the pumping station, which should be sufficient to camouflage the building.

The Committee commented that of all of the amended documents inputted onto the system on the 12 February 2021, some of the documents were out of date, duplicated or irrelevant to the amended application. The Documents on the Planning Portal were poorly named and in a lot of cases unidentifiable until the document was opened. The Committee felt this made the application inaccessible, not only for the Councillors but also for members of the public to find all of the relevant information relating to this amendment.

It was proposed by Cllr Colin Buchan, seconded by Cllr Matt Osborn, and **resolved** to support the application with the following comment to East Devon District Council's Planning Department: more accuracy is needed when uploading documents onto the Portal, especially for amended applications, and documents need to be named more clearly to make the application more accessible.

P/21/17 PLANNING APPLICATION 21/0282/MRES

The Committee considered the reserved matter application pursuant to the development of plot DC3 for warehouse use together with part of the Exeter Logistics Park estate road required to facilitate the development together with submission of details pursuant to discharge conditions 6, 7, 8, 9, 10, 15, 18, 21, 24, 26 and 28 relevant to plot DC3, plot DC3 Exeter Logistics Park, Exeter, EX5 2GB.

It was noted that the application was for the adjoining Parish of Clyst Honiton.

The Committee commented that there were a number of discharge conditions in this application, but all of these had been clearly explained and justified.

The Committee discussed the proposed lighting, and that the plans are for the lights to be directed downwards to reduce light pollution. The Committee commented that light pollution may affect the properties in Bluehayes and any future developments to the West of Cranbrook. However, it was noted that most of the lighting was to the side of the building, therefore facing the railway.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to support the application with a comment that the lighting arrangement should be chosen carefully to minimise the lighting impact on nearby properties and the natural habitat.

P/21/18 PLANNING APPLICATION 21/0283/MRES

The Committee considered the reserved matter application pursuant to the development of plot DC4 for a warehouse unit (use class B8) and associated works together with part of the Exeter Logistics Park estate road required to facilitate the development together with submission of details pursuant to discharge conditions 6, 7, 8, 9, 10, 15, 18, 21, 24, 26 and 28 relevant to plot DC4, plot DC4 Exeter Logistics Park, Exeter, EX5 2DS.

It was noted that the application was for the adjoining Parish of Clyst Honiton.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to support the application with a comment that the lighting arrangement should be chosen carefully to minimise the lighting impact on nearby properties and the natural habitat.

The meeting closed at 7.20 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 29 March 2021
Time: 6:30pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
One member of the public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.
Cllr Kevin Blakey sent apologies that he would be a few minutes late for the meeting.

P/21/20 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/21 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to accept and sign the minutes of the meeting held on 15 March 2021 as a correct record.

P/21/22 PUBLIC PARTICIPATION

The member of public spoke regarding planning application 21/0306/FUL. The member of public remarked that the measurements were now correct on the amended plans. The member of public clarified that the garage was large enough and would be used for the storage of a vehicle. The member of public confirmed that all works were to be carried out within full CDM (Construction Design and Management) regulations.

The member of public remarked on a number of examples within Cranbrook where there appear to be similar instances of garages and parking areas. The member of public remarked that properties in Mead Cross had a garage and a separating wall dividing up a parking area, and another instance in Post Coach Way that had a parking area with a garage in the rear left corner. The Committee clarified that the examples raised did not have the same configuration. The Mead Cross example did not have tandem parking and a garage, and the Post Coach Way example had a garden next to the garage, not parking.

The Committee questioned the accuracy of the drawings. The combined plan showed a space running down the side of the garage between it and the next doors parking space, giving more room

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to open a car door. However, the site plan showed the garage abutting the boundary. The member of public clarified that the garage wall would be abutting the boundary.

The Committee questioned the use of the garage and whether a vehicle would fit inside, with room to open doors, as once wall thickness had been considered it would be narrow. The member of public confirmed the garage would be used to store a vehicle and that calculations had been done to ensure a vehicle would fit.

The Committee questioned that in the amended plan there was a line running through the garage, it was clarified that this was the roof line.

Cllr Kevin Blakey joined the meeting.

P/21/23 PLANNING APPLICATION 21/0306/FUL

To consider amended planning application 21/0306/FUL proposing the construction of garage at 16 Brooks Warren, Cranbrook, EX5 7AJ.

The application was previously discussed by the Planning Committee on the 1 March 2021, minute Ref P/21/10.

The Committee commented that the revised plans do not appear to have taken away any of the concerns raised by the planning committee at the 1 March 2021 meeting. The Committee commented that the middle parking space would still be impacted by a wall along the boundary.

The Committee noted that the examples provided by the member of public, during public participation, were designed and built by the developer. These areas were created with this purpose in mind and therefore had room to open car doors in the parking areas and garages.

The Committee noted that if the planning authority were to grant permission, it should only do so with a planning condition in place stipulating that the garage is only to be used for the storage of a vehicle, and this should form a part of the planning permission. The Committee questioned how this condition would be enforced, it was clarified that the East Devon District Councils Enforcement team would enforce this condition.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to object to this application due to the loss of a parking space available at the property and the impact on the amenity of the neighbours in that the proposal would impact their ability to use their allocated parking space, with the additional comment that if the planning authority does grant planning permission it should only do so with a planning condition in place stipulating that the garage is only to be used for the storage of a vehicle, and this should form a part of the planning permission.

Cllr Kevin Blakey abstained from the vote due to not being present for the full debate and public participation.

P/21/24 PLANNING APPLICATION 21/0829/TRE

To consider planning application 21/0829/TRE proposing a lateral reduction of extended lateral branch of an Oak, T41 growing to the N/NE, to be reduced by approximately 2-2.5 meters to reduce weight on damaged point of stem bifurcation at Allotments North of Rush Meadow Road, Cranbrook.

The Committee commented that the tree was adjacent to a future play area, not the allotment site. The Committee commented that this would be a vulnerable area with children and parents in the vicinity and that if the tree were to fall, it would be a danger to the public using the play area.

The oak tree was protected by a Tree Protection Order; however, a tree survey had been carried out and the works were deemed necessary for safety reasons. The tree survey report noted that the tree was in senescent years and would need to be managed during its decline to best preserve the ecological value of the tree, while minimising risk to the community.

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It was proposed by Cllr Barry Rogers, seconded by Cllr Kevin Blakey, and **resolved** to support this application.

The meeting closed at 6.57 pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 24 May 2021
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Phil Norgate.

P/21/33 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of East Devon District Council's Planning Committee and reserved the right to revise any comments when all the information was known.

P/21/34 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 26 April 2021 as a correct record.

P/21/35 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/36 PLANNING APPLICATION 21/1117/FUL

The Committee considered planning application 21/1117/FUL proposing the Conversion of garage to habitable use with alterations to fenestration at 26 Great Orchard, Cranbrook, Exeter, Devon, EX5 7GD.

The Committee commented that although the application led to the net loss of one garage parking space, the property retained a number of other parking spaces on the driveway, which was in accordance with the local plan policy. Furthermore, the plans included a half garage space, which could be used to store a motorbike or other small, motorised vehicle and did not alter the street view of the house.

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The Committee noted that the application intended to convert half the garage into a habitable living space as there was a rear window and door proposed which would not cause any privacy or amenity harm to the neighbouring properties. Furthermore, it was noted that the development did not have any planning restrictions requiring the garage to be used as a parking space.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support the application.

The meeting closed at 6.41pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 7 June 2021
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/37 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/21/38 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of East Devon District Council's Planning Committee and reserved the right to revise any comments when all the information was known.

P/21/39 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 24 May 2021 as a correct record.

Cllr Phill Norgate joined the meeting.

P/21/40 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/41 PLANNING COMMITTEE TERMS OF REFERENCE

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to accept the Planning Committee Terms of Reference.

P/21/42 PLANNING APPLICATION 21/1285/RES

The Committee considered planning application 21/1285/RES proposing the 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 at Southbrook Lane, Whimble.

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The principle of development of the site was already established by the granting of Outline Planning Consent (18/2588/OUT). Cranbrook Town Council discussed this application on 4 December 2018, minute ref 18/297. The Town Council supported the outline planning application commenting that whilst the site was technically in the countryside and therefore contrary to Strategy 7 of the Local Plan, its proximity to surrounding urban development in Cranbrook meant that the site was sustainable in all respects with proximity to local facilities, jobs and transport. It was felt therefore that there were insufficient grounds to justify a refusal on the grounds of Strategy 7.

It was noted that the establishment of a management company to manage on-site provision was proposed.

The Committee discussed the amount of communal open space on the site that could quite easily be designed and demised to the nine plots.

The submitted detail of the surface water drainage and foul drainage was not acceptable. The proposals showed that both surface and foul water would be discharged into a shallow open ditch at the southern edge of the site. This was not acceptable, and the site should make provision for adoptable mains connections as part of the initial development. Given the surrounding proximity of urban development in Cranbrook, the development of the site should be timed to facilitate this. Furthermore, insufficient detail was provided with regards to flood risk associated with surface and foul water drainage.

Details of the package treatment plant proposed for land north of plot 9 were not available for comment by the Town Council. Detail of the proposed underground sustainable urban drainage was not available to the Town Council for comment.

The on-site lighting proposals would not be acceptable for highway adoption which means that the on-parcel roads would remain with the residents as a shared responsibility.

On-plot waste handling facilities were acceptable but the provision of a waste bin collection point at the entrance to the site was not. Previous experiences of bin collection points indicated that this can give rise to environmental health issues and bins should be collected from outside properties. The site layout has sufficient turning arrangements to allow for kerbside waste collection.

There appear to be no details about how the homes would be heated, and it was considered that a sustainable option should be presented. Other sustainability factors are not addressed such as solar energy and Electric Vehicle charging.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to object to this application. Whilst the principle of development of the site, the general design of the properties and layout is supported the application in its present form is not acceptable for the following reasons:

1. The appointment of a management company could be avoided by an improved design of the landscaping so that this is demised to the nine households.
2. Equally the need for a management company would be avoided by timing construction to allow for mains connection of surface and foul drainage as the surrounding town builds out.
3. The proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary are unacceptable and could lead to flooding.
4. The flood risk assessment detail is insufficient.
5. There were no submitted details of either the proposed sustainable urban drainage system or the proposed foul drainage package treatment plant.
6. The provision of a bin collection point at the access to the site was not supported. Domestic waste should be collected from kerbside outside properties.

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7. There was no information about provision for sustainable heating and no information on other sustainability factors such as solar energy and Electric Vehicle charging points.

8. Lighting proposals were unacceptable in terms of highway adoption. This would mean that the site roads remain with the residents to maintain in perpetuity.

P/21/43 PLANNING APPLICATION 21/1394/FUL

The Committee considered planning application 21/1394/FUL proposing a two-storey side extension and the addition of 4 x rooflights at 24 Post Coach Way, Cranbrook, Exeter, Devon, EX5 7BS.

The proposed materials were in keeping with the street scene and are the same materials as the current property. The proposed windows and roof lights did not cause any privacy or amenity issues with neighbours.

As the proposed extension was next to a shared access road to the neighbouring properties parking area, there was no parking directly next to where the proposed garage wall would be, therefore no access issues would be caused by this extension. The property would retain up to four parking spaces, two in the garage and two directly in front of the garage.

It was discussed that the scale and mass of the proposed two storey extension was a considerable increase when viewed from the west and north elevations compared with the existing property. This had the potential to be dominant over the neighbouring property. This was mitigated by the fact that the extension remained subservient to the existing house and the fact that the repositioned garage (and extension over) had better alignment with the neighbouring property. Whilst this proposal had the potential to reduce light to the neighbouring property, it was not considered sufficient to support an objection.

It was proposed by Cllr Les Bayliss, seconded by Cllr Kevin Blakey and **resolved** to support this application.

P/21/44 PLANNING MONITORING REPORT

The Committee considered the planning monitoring report. The report would list all applications and comments made by the Committee or Council against decisions made by East Devon District Council. The Committee would be able to review applications and any variances between the comments made by the Town Council and East Devon District Council.

The proposal is to review the report at every Planning meeting for applications which had been decided by East Devon District Council.

The Committee questioned if it would be possible to include links to documents where appropriate for ease of reference.

It was clarified that the report would be highlighted where East Devon District Council comments were different to those made by the Town Council so it would be easy to identify these differences.

The Deputy Clerk and Chairman of the Committee would look into improving the report document to include the above comments.

The meeting closed at 6.39 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 19 July 2021
Time: 6:45pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Colin Buchan
Cllr Kevin Blakey

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Barry Rogers.

P/21/51 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of East Devon District Council planning committee and reserved the right to revise any comments when all the information is known.

P/21/52 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 12 July 2021 as a correct record.

P/21/53 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/54 PLANNING APPLICATION 20/2028/V106

The Committee considered planning application 20/2028/V106 proposing 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) as part of the development at South Whimble Farm, Clyst Honiton, Exeter, EX5 2DY.

It was noted that Cranbrook Town Council Planning Committee considered Planning Application 20/2028/V106 on the 28 September 2020 minute ref P/20/47 a. At that time, the Committee discussed the removal of social housing and how allowing this amendment may set a precedent for future developments. The committee **resolved** to not support Planning Application 20/2028/V106 for the variations of the S106 for 16/1826/MFUL to reduce the requirement for affordable housing provision from 26% to 0%.

The Councils position had not changed on this matter since September 2020.

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It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to object to this application.

P/21/55 PLANNING APPLICATION 20/1663/VAR

The Committee considered planning application 20/1663/VAR proposing the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove requirement for connection to the Cranbrook district heating network at South Whimble Farm, Clyst Honiton, Exeter, EX5 2DY.

It was noted that Cranbrook Town Council Planning Committee considered Planning Application 20/1663/VAR on the 28 September 2020 minute ref P/20/47 b. At that time, the Committee commented that the original planning permission was granted under the premise of being joined to the heating system and were uncomfortable with the change in direction of the developers. The Committee **resolved** to not support Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL to remove the requirement for a connection to the Cranbrook district heating network.

It was noted that this matter had been considered at appeal and the inspector refused the appeal against the imposition of the condition requiring connection to the district heating network.

The Committee commented that the site had been operational for some years and the developer had the option of installing the requisite district heating pipework at the outset which would have been less costly then and would not have required retrofitting.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **resolved** to object to this application and would like to comment that:

- the developer had removed some two metres of mature hedgerow and crossed a verge, both owned by the Town Council, without consent in order to make other utility connections and the Town Council would like the East Devon District Council Planning Enforcement Department to ensure this was reinstated.
- the original application included a safe path connection with the town to remove the need for children walking and cycling to school to pass alongside the B3174 and to create a safer connection direct to the town, the Town Council would like East Devon District Council Planning Department to work with the developer to ensure this path was put into place.

Cllr Kevin Blakey joined the meeting.

P/21/56 PLANNING APPLICATION 21/1822/FUL

To consider planning application 21/1822/FUL proposing a rear ground floor extension at 7 Gratton Park, Cranbrook, Exeter, Devon, EX5 7AR. P/21/33 TITLE

The Committee noted that the proposed windows did not cause any privacy or amenity issues with neighbours.

The Committee commented that although the proposed design of the extension was in keeping with the properties in the area, the materials for the walls were of a different finish to the current property, although these were similar to other properties in the area.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to support this application.

The meeting closed at 7.54pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 9 august 2021
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/57 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/21/58 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/59 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 19 July 2021 as a correct record.

P/21/60 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/61 PLANNING APPLICATION 21/2020/MRES

The Committee considered planning application 21/2020/MRES comprising the reserved matters of access, appearance, landscaping, layout and scale for the southern side of the High Street comprising 11 retail units (to comprise A1, A2, A3, A4, A5 uses, in accordance with the outline consent (now recognised as falling within Class E)) and 26 residential dwellings, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 24, 28, 29, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at parcel TC4A, land south of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

The Committee questioned the design of the waste bins and whether they would be acceptable to East Devon District Councils Streetscene collection teams, given Streetscene are moving to larger

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bins and a vehicle with a lift to deal with the weight. Furthermore, it was noted that the proposed locations of bins in the Square was unclear which would be Cranbrook Town Council or East Devon District Councils responsibility.

The Committee noted the objection to this and subsequent town centre proposals raised by the Devon Wildlife Trust regarding biodiversity enhancement guidelines associated with new developments; the lack of bird and bat boxes; and the necessity for native planting.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support this application but to raise the following comments:

1. to question whether the waste bins were acceptable to Streetscene for their collection teams
2. a general comment on all town centre applications, to support the planting of native species where possible to increase biodiversity and supports Cranbrook in its native environment
3. the town council would support provision for the installation of beehives on the roofs of the town centre buildings.

P/21/62 PLANNING APPLICATION 21/2021/RES

The Committee considered planning application 21/2021/RES comprising the reserved matters of access, appearance, landscaping, layout and scale for a children's day nursery with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 23, 24, 28, 30, 33, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at parcel TC4A, land south of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

The Committee debated the use of exterior render and questioned if the future resilience had been taken into consideration regarding the colour and surface material proposed. On balance the Committee supported the proposals.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support this application.

P/21/63 PLANNING APPLICATION 21/2033/MRES

The Committee considered planning application 21/2033/MRES comprising the reserved matters of access, appearance, landscaping, layout and scale for retail uses comprising a supermarket and Cranbrook town square, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6,11,14,17, 22, 24, 28, 30, 34 and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement) at parcel TC4A land south of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

The Committee questioned the design of the waste bins and whether they would be acceptable to East Devon District Councils Streetscene collection teams. The Committee also questioned whether designated dog bins should be provided. Furthermore, it was noted that the proposed locations of bins in the Square was unclear.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support this application but to raise the following comments:

1. to question whether the waste bins were acceptable to Streetscene for their collection teams
2. to clarify which bins would be Cranbrook Town Council or East Devon District Councils responsibility
3. the use of generic waste bins over specific dog waste bins was preferred

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P/21/64 PLANNING APPLICATION 21/2031/RES

The Committee considered planning application 21/2031/RES for the approval of access, appearance, landscaping, layout and scale for the access road to parcel TC4 of Cranbrook town centre (development of Cranbrook new town ref. 03/P1900). Discharge of conditions 6 and 14 of planning permission 03/P1900 at Parcel TC4A Land South of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

It was noted that the road and pavements were of standard construction, however, there did not appear to be any mix in tabletop material or colour.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Les Bayliss and **resolved** to support this application.

P/21/65 PLANNING APPLICATION 21/1285/RES

The Committee considered planning application 21/1285/RES 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 at Southbrook Lane, Whimble.

It was noted that Cranbrook Town Council Planning Committee discussed planning application 21/1285/RES on the 7 June 2021, minute ref P/21/42 and resolved to object to this application. Whilst the principle of development of the site, the general design of the properties and layout was supported the application in its form was not acceptable for the following reasons:

1. The appointment of a management company could be avoided by an improved design of the landscaping so that this is demised to the nine households.
2. Equally the need for a management company would be avoided by timing construction to allow for mains connection of surface and foul drainage as the surrounding town builds out.
3. The proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary are unacceptable and could lead to flooding.
4. The flood risk assessment detail was insufficient.
5. There were no submitted details of either the proposed sustainable urban drainage system or the proposed foul drainage package treatment plant.
6. The provision of a bin collection point at the access to the site was not supported. Domestic waste should be collected from kerbside outside properties.
7. There was no information about provision for sustainable heating and no information on other sustainability factors such as solar energy and Electric Vehicle charging points.
8. Lighting proposals were unacceptable in terms of highway adoption. This would mean that the site roads remain with the residents to maintain in perpetuity.

The amended plans included changes to the planning layout which comprised of the addition of hedgerow planting at the entrance to the site, the relocation of the communal bin store, the relocation of sheds away from the root protection areas (RPAs) of the existing trees and the addition of a visitor parking bay.

The amendments also included the following new documents:

- Construction Environmental and Management Plan (CEMP)
- Site sections
- Conveyance plan
- Supporting note for drainage

The Committee noted in response to the comments previously raised by the council:

1. The revised conveyance plan demised the whole estate between the householders and therefore effectively negated the need for a management company.

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5. Details of the Sustainable Urban Drainage System and foul drainage plant were supplied in the revised plans.

However, the remaining areas of concerns raised previously remained unaddressed:

2. The drainage system would have to remain with the householders and no action has been taken on adoption by South West Water.
3. The unchanged proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary were unacceptable and could lead to flooding.
4. The flood risk assessment had not been addressed.
6. The concerns about the proposed bin collection point were reinforced by the fact that the Town Council had been working with East Devon District Council's Streetscene to agree discontinuance of another bin collection point due to a range of issues including environmental health concerns and complaints from residents who reside adjacent to the collection point.
7. Sustainability issues - Issue not addressed.
8. Lighting remains unchanged and therefore the estate road could not be adopted and would remain with the residents to maintain.

It was proposed by Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to object to this application. Whilst the principle of development of the site, the general design of the properties and layout was supported the application in its present form was not acceptable for the following reasons:

1. Surface and foul drainage should be mains connected and adopted by South West Water.
2. The proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary are unacceptable and could lead to flooding and impact on adjacent development which will be connected to mains drainage. The preferred method to discharge to South West Water's network within the Cranbrook development is supported.
3. The flood risk assessment detail was still insufficient.
4. The provision of a bin collection point at the access to the site was not supported. Domestic waste should be collected from kerbside outside properties.
5. There was no information about provision for sustainable heating and no information on other sustainability factors such as solar energy and Electric Vehicle charging points.
6. The lighting proposed is unacceptable and should be of a sufficient standard that the estate road can be adopted.

P/21/66 PLANNING APPLICATION 21/0983/RES

The Committee considered planning application 21/0983/RES comprising layout, scale, appearance & landscaping for the erection of 5 dwellings, including the discharge of condition 8 (external lighting), condition 9 (landscaping), condition 10 (finished floor levels), condition 12 (refuse storage) and condition 14 (materials) in respect of subsequent outline application 18/0936/OUT at the land to the north of Southbrook Court, Southbrook Lane, Whimple.

It was noted that Cranbrook Town Council Planning Committee discussed planning application 21/0983/RES on the 26 April 2021, minute ref P/21/29 and resolved to support this application but would like clarity on the drainage plan and the future management of the landscaping in the development.

1. The Committee would like to know whether the management of the landscaping in the development would be handed over to the Town Council.
2. The Committee questioned whether there was a drainage tank under the earth mound on the drainage map and would like more clarity on this.

The amended plans included changes to drawings including the addition of 2 x visitor parking bays at the entrance to the site and additional information on the communal bin store. Minor changes also related to the relocation of the balcony on house two, from the south elevation to the west elevation and the re-location of the privacy screen on house 5 from the east elevation to the north. Finally, amendments included the submission of a Foul Drainage Assessment Form (FDA1).

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The Committee noted that the Town Council does not support the imposition of estate management companies and if the roads and drainage were to remain unadopted the whole estate should be demised to resident's ownership. The site was within a large scale urban development and there were opportunities for mains connection and adoption.

The Committee also noted that the Drainage system should be connected to mains drainage (both surface and foul). Discharging into the adjacent ditch was unacceptable and is likely to result in flooding and impact on neighbouring development parcels.

Finally, it was discussed that bin collection points were problematic and have caused issues elsewhere in Cranbrook, with impacts on environmental health and neighbour disputes.

It was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** that whilst the principle of development and general site layout was acceptable the Town Council now objects to this application on the following grounds:

1. The Town Council does not support the imposition of estate management companies and if the roads and drainage were to remain unadopted the whole estate should be demised to residents ownership. The site was within large scale urban development and there were opportunities for mains connection and adoption.
2. The Drainage system should be connected to mains drainage (both surface and foul). Discharging into the adjacent ditch was unacceptable and was likely to result in flooding and impacts on neighbouring development parcels.
3. Bin collection points were problematic and had caused issues elsewhere in Cranbrook with impacts on environmental health and neighbour disputes.

P/21/67 PLANNING APPLICATION 21/1939/FUL

The Committee considered planning application 29/1939/FUL comprising a garage conversion and alterations at 7 Southbrook Meadow, Cranbrook, Exeter, Devon, EX5 7DW.

The Committee noted that the proposed changes to the front elevation may create an issue with the street scene as the property was one of a terrace of similarly designed properties.

It was also noted that the applicant cites that there were two parking spaces at the front of the property. The original planning consent authorised one space and in 2020 the applicant created the second one. There does not appear to be any planning application or consent authorising the second space.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** that although Cranbrook Town Council Planning Committee has no objection to the principle of the conversion of the garage it raises an objection in seeking a revised design to the frontage to make it more sympathetic within the Streetscene and clarity on whether or not the second parking space should first be regularised within the planning system.

P/21/68 PLANNING APPLICATION 21/2018/PRETDD

The Committee noted planning application 21/2018/PRETDD proposing laying of the LV cable undergrounding at Bluehayes Lane Cranbrook which will involve the disturbance and root pruning of minor roots associated with trees protected by 89/167/TPO.

P/21/69 PLANNING MONITORING REPORT

The Committee noted the planning monitoring report.

P/21/70 NATIONAL PLANNING POLICY FRAMEWORK

The Committee noted the revised National planning policy framework.

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The Committee commented that item 130b in the report states, 'Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and the Town Council hopes that the Tillhouse restoration is sensitively handled with this in mind.

The Committee commented that East Devon District Councils Service Lead – Planning Strategy and Development Management Ed Freemans covering letter was a useful distillation of the policy.

P/21/71 DEVON COUNTY COUNCIL BUS STRATEGY

The Committee considered the response to Devon County Council's bus strategy.

The Committee commented that what was needed was a transport network that works together, busses and train times should tie into each other's services, and offer routes across the County. The system should be affordable, integrated and serving the needs of the community.

Prime Minister's comments from the report 'We want simple, cheap flat fares that you can pay with a contactless card, with daily and weekly price capping across operators, rail and tram too. We want a network that feels like a network, with easy-to-understand services, consistent high standards and comprehensive information at the touch of a phone' echo the feelings of the Town Council.

It was noted that the service into Cranbrook will improve little by little and not a giant leap.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to delegate to the Chair of the Planning Committee and the Deputy Clerk to respond to the consultation as indicated in the report.

P/21/72 REGIONAL TRANSPORT STRATEGY

The Committee considered the response to the peninsula transport strategy.

The Committee commented that wanted to reinforce the comments made in the report, namely the 5 goals. It was noted that the geography of the peninsula did not lend itself to fast green transport. Infrastructure needs to be improved including more EV charge points bus routes, cycle routes, footpaths etc to encourage people to use greener transport options.

It was proposed by Cllr Les Bayliss, seconded by Cllr Kevin Blakey and **resolved** to delegate to the Chair of the Planning Committee and the Deputy Clerk to respond to the consultation as indicated in the report.

The meeting closed at 7.48 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 20 September 2021
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/73 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Kevin Blakey.

P/21/74 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of EDDC Planning Committee and reserved the right to revise any comments when all the information was known.

P/21/75 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 9 August 2021 as a correct record.

P/21/76 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/77 PLANNING MONITORING REPORT

The Committee noted the planning monitoring report.

P/21/78 Planning Application 21/2359/FUL

The Committee considered planning application 21/2359/FUL comprising a single storey rear extension and part conversion and first-floor extension of existing garage at 2 Barleycorn, Cranbrook Exeter Devon EX5 7AB.

The Committee noted that the single storey rear extension was in essence a sunroom which linked the existing house to the detached garage. The application also proposed the conversion of one of the two garages into two storey living accommodation.

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The Committee commented that principle of development appeared to be acceptable. However, there were a number of planning considerations to regard, these included:

The application stated that there was no loss of parking. This appeared to be inaccurate as there was a 25% loss of available parking if approved through the conversion of one of the two garages. The site benefited from two off road spaces which were unaffected by the development and the resulting house would therefore still have three parking spaces.

The Committee noted that the creation of the ground floor extension to link the existing house and detached garage raised no areas of concern. However, the Committee questioned whether the design of the second-floor extension over the garage was acceptable. The rear elevation appeared to be out of keeping with the rest of the property and neighbouring properties. The flat roof design, whilst affording maximum ceiling height represented an unusual appearance that would be visible from neighbouring properties. Equally the use of vertical cladding on the rear elevation was not in keeping with the remainder of the property.

The Committee commented that the windows shown on the proposed garage extension appeared to be located at a comparatively high level, however, without detailed plans it was difficult for the Committee to comment on whether there would be any potential overlooking.

It was proposed by Cllr Les Bayliss, seconded by Cllr Barry Rogers and **resolved** to object to the application, whilst the principle of development of the site was acceptable the reasons for the objection were:

1. The design of the over garage extension, particularly the rear elevation, was incongruous and not in keeping with the design of the original property and immediate neighbours;
2. The use of vertical cladding on the rear elevation of the garage extension was out of keeping with the reminder of the property;
3. Clarity is sought as to whether the two rear windows in the garage extension would result in overlooking;

The Committee would also seek a correction of the application to show that there was a net loss of one parking space if approved - although this of itself would not be grounds for refusal the town council is concerned with overall loss of parking spaces within the town.

P/21/79 PLANNING APPLICATION 21/2236/MRES

The Committee considered Reserved Matters Application 21/2236/MRES (access, appearance, landscaping, layout and scale) for construction of 146 dwellings including affordable housing, landscaping, associated site infrastructure and all other associated works. The proposal includes the discharge of conditions 6, 11, 14, 17, 18, 20, 22, 23, 24, 28 and 37 of outline planning permission 03/P1900. Environmental Statement submitted to the planning authority at Outline stage at the Ingrams Land, Cranbrook New Community.

The Committee noted that this was a reserved matters application with the principle of development of the site was established at outline by application 03/P1900.

It was noted that this was a key application for the Ingrams area of Cranbrook and it also triggered the progression of the application for the adjoining site which provide sports pitches and the proposed pavilion. The principal access road ran alongside the western boundary of the sports area and development of this site would determine the use of the Ingrams land and its suitability for specific sports as the town developed.

The Committee noted that there were a number of factors that needed to be considered, these included:

The quantum, density and housing type proposed. The Committee noted that for a long time, the Town Council has been raising the point that homes delivered in the town to date have focused on relatively small, low-cost properties with very few that could be described as "executive" properties for

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professional purchasers. This has resulted in an unbalanced community to date and this application does nothing to alter that. Of the 146 homes proposed only 16 are detached.

The Committee noted that the proposal delivered 42 social housing properties (28.5%). These included:

- Six 1 bed properties;
- Fifteen 2 bed properties;
- Nineteen 3 bed properties;
- And Two 4 bed properties.

The floor area ranges from the smallest at 565 sq ft to the largest 4 bed at 1188 sq ft.

The Committee commented that nineteen parking bays were provided as “visitor parking” alongside the main access road, while parking for the adjacent properties was at the rear or in parking courts. The Committee commented that these visitor bays would undoubtedly be used as residential parking, as seen in other area in Cranbrook, therefore, in essence there was no tangible visitor parking proposed.

The Committee noted that very few of the proposed properties had a garage with most parking provided in parking bays or courts and many of the bays were not adjacent to the allocated property. Whilst the lack of garages was less of an issue, as experience has shown most residents in Cranbrook do not use the garage for vehicle parking, the apparent inconvenient location of many of the allocated spaces was. The town council has continuously commented on the poor parking provision, including the use of parking courts. Some of the properties proposed were quite a distance from the parking courts which leads to those residents being more likely to park on the frontages and not use the parking court.

The Committee observed that there would need to be clarity of which parcels of Public Open Space would be passed to the Town Council and this detail would need to be conditioned and agreed prior to commencement.

The Committee noted the s38 plans which were made available just prior to the meeting.

The Committee commented that there was no information in the application that provided any confidence that the developer intended to reduce the carbon footprint of the development either in terms of sourcing materials locally nor in the construction and provision of ecological features such as EV charging points and PV panels. The Committee felt that given the declared climate emergency this should be given greater weight.

It was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **resolved** that although the Council acknowledges the principle of development has been established, the Committee would like to object to the application for the following reasons:

1. The Town Council remained disappointed that previous planning comments about the quantum, density and housing type remained unaddressed by the developer. This had, and continued to, lead to the delivery of an unbalanced community. Whilst smaller and more affordable properties no doubt sold easier, this was at the cost of the overall development of the town.
2. Whilst the provision of a small number of garage spaces was not of concern, the lack of tangible visitor bays, the continued use of rear parking courts and the remote location of many of the allocated bays was a concern and this would ultimately give rise to on-street and on-verge parking problems in the parcel.
3. Whilst the number of Affordable Homes was acceptable the size and scale of these properties was not.
4. If approved, conditions should be imposed to clarify the land that was proposed to pass to the town council with agreement reached prior to commencement of development. This was to prevent issues experienced hitherto where land intended for the Town Council was clearly not Public Open Space, has issues of access by contractors and also gives rise to issues of damage by its proximity to private parking areas.
5. There was no information in the application that provided any confidence that the developer intended to reduce the carbon footprint of the development either in terms of supply chain, sourcing materials locally nor in the construction and provision of ecological features such as EV

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charging points and PV panels. The Committee felt that given the declared climate emergency this should be given greater weight.

P/21/80 PLANNING APPLICATION 21/2409/FUL

The Committee considered planning application 21/2409/FUL comprising the Construction of rear extension at 34 Long Culvering, Cranbrook Exeter EX5 7ES.

The Committee commented that given the alignment of the existing property as it relates to its immediate neighbours, there were no apparent issues of amenity impact on neighbouring properties, the design and materials were acceptable and there were no other planning considerations that would merit a refusal.

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to support this application.

The meeting closed at 6.59pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 4 October 2021
Time: 6:45pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Janine Gardner, Town Clerk, Cranbrook Town Council

P/21/81 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Kevin Blakey.

P/21/82 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest in relation to agenda item 6 (planning application 19/2675/MRES) by virtue of serving as a member of East Devon District Council's Planning Committee.

P/21/83 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 20 September 2021 as a correct record.

P/21/84 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/85 PLANNING MONITORING REPORT

The Committee noted the planning monitoring report.

P/21/86 PLANNING APPLICATION 19/2675/MRES

The Committee considered planning application 19/2675/MRES, proposing the reserved matters application comprising layout, scale, appearance, landscaping and access for a revised pitch layout, the relocation of a play area, addition of a multi-use games area and air ambulance lighting column, and revised junction layout with the B3174 (London Road) at the Ingrams sports pitches, London Road, Cranbrook EX5 2FP.

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The application related to amended plans for the Ingrams sports pitches and a new access and related matters as well as the access to the adjacent development of 146 homes which the Committee had recently commented on.

Dealing with the access to the adjacent development, plans included a revised access road junction layout including new traffic islands bollards and a right turn lane to assist vehicles approaching the new development from the east as well as a right turn lane to assist vehicles approaching the site opposite from the west. In reviewing this arrangement, whilst a roundabout would have been preferable as in earlier iterations for this location, the revised layout was generally acceptable. Turning circles and road drainage were also shown on the plans.

The Committee regarded the details of the new Ingrams entrance and how it related to the car park as acceptable.

The Committee welcomed this application having been brought forward and commented that there were no material planning grounds to object.

It was proposed by Cllr Les Bayliss, seconded by Cllr Barry Rogers and **resolved** to support planning application 19/2675/MRES.

The meeting closed at 7:00pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 25 October 2021
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P/21/87 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/21/88 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/89 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 4 October 2021 as a correct record.

P/21/90 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/91 PLANNING APPLICATION 21/2622/TRE

The Committee considered planning application 21/2622/TRE proposing tree works in the Country Park in Cranbrook.

The Committee noted that the Council's Amenities Committee had agreed to the works on 16 August 2021 (minute ref. A/21/56).

It was proposed by Cllr Ray Bloxham, seconded by Cllr Les Bayliss and **resolved** to support planning application 21/2622/TRE subject to the views of the Arboricultural Officer.

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P/21/92 PLANNING APPLICATION 21/2331/FUL

The Committee considered planning application 21/2331/FUL proposing the construction of a bridge to carry a section of the district heating network pipeline at land southeast of Rockbeare Bridge, London Road, Cranbrook.

The Committee was particularly concerned about the safety of the future structure, especially in relation to the prevention of unauthorised access. In addition to the report which had been circulated with the agenda, the Chairman reported that E.ON had proposed the installation of a half-moon spike to deter unwanted access to the bridge. E.ON had also apologised for the errors contained within the planning application, including the landowner's notification and was planning to access the pipe bridge for maintenance and inspections access on foot.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Kevin Blakey and **resolved**

a) to support planning application 21/2331/FUL in principle because it supports the needs of the community to be served with reliable district heating.

b) to recommend to the planning authority conditioning any planning consent prior to commencement relating to the design of the pipe bridge preventing unauthorised access and relating to the mitigation of the loss of trees and other ecological habitat.

c) for the Council to seek agreement with E.ON prior to commencement regarding the access and construction process in the Country Park and how the Park would be remediated.

d) for the Council to seek a contribution to mitigate the impact on the Country Park as a community resource by the provision of a footbridge over the stream to provide safe access between the two phases of the Country Park and to aid access for subsequent maintenance of the pipe bridge by E.ON.

P/21/93 PLANNING APPLICATION 21/2604/OUT

The Committee considered planning application 21/2604/OUT proposing the erection of seven dwellings at 6 Railway Terrace, Broadclyst Station EX5 3AX.

Whilst the site was located in the countryside and contrary to Strategies 7 and 12 of the Local Plan, the site was within close proximity to large scale urban development. The Committee noted that it would therefore be unreasonable to maintain an objection on these grounds.

The site was also located in an unsustainable location but the indicative link to Cranbrook was both welcome, would benefit all residents of the private lane and would make an objection on the grounds of sustainability unreasonable. The Committee commented that a vehicle link from the lane directly into Cranbrook should be explored to provide a vehicle alternative to Station Road, particularly as through traffic was likely to be routed through the western expansion area.

The indicative development of a terrace would be in keeping with the existing style of Railway Terrace and whilst a contrast to the development style of Cranbrook, the Committee felt this to be acceptable.

It was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** to support planning application 21/2604/OUT.

P/21/94 PLANNING MONITORING

The Committee noted the planning monitoring report.

The meeting closed at 6:45pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 15 November 2021
Time: 6:45pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Janine Gardner, Clerk, Cranbrook Town Council

P/21/95 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/21/96 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/97 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 25 October 2021 as a correct record.

P/21/98 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/99 PLANNING MONITORING REPORT

The Committee noted the planning monitoring report.

P/21/100 PLANNING APPLICATION 21/2509/MRES

The Committee considered planning application 21/2509/MRES proposing the layout, appearance and landscaping for the main local route through the town centre (Tillhouse Road), the link road to the B3174 (Court Royal) and Crannaford Lane and drainage works on land adjacent to Tillhouse Road.

A report and a number of supporting documents had been circulated which were available on the [Town Council's website](#).

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to

Signed

a) support planning application 21/2509/MRES.

b) request confirmation regarding the following points:

- i. how children approaching the Cranbrook Education Campus from the area east of Court Royal would safely cross Tillhouse Road;
- ii. whether the highway authority Devon County Council would adopt and maintain coloured tarmac and block areas, and maintain these as such;
- iii. that the suggestion be considered to extend the scope of the application to install a zebra crossing between Phase 3 of the Country Park and the entrance to the Cranbrook Education Campus to encourage cycling and walking to and from the school.

The meeting closed at 6:47pm.

Signed

MINUTES

Committee: Planning Committee
Date: Monday, 13 December 2021
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Joanna Stephenson, Cranbrook Town Council

P/21/101 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/21/102 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/103 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 15 November 2021 as a correct record

P/21/104 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/105 PLANNING APPLICATION 21/2396/MES

The Committee considered planning application 21/2396/MRES proposing access, appearance, landscaping, layout and scale for the construction of a connecting road, a foul water pumping station, a surface water basin with associated engineering works, car parking and landscaping at land to the north of London Road, Cranbrook

A report and a number of supporting documents had been circulated which were available on the Town Council's website.

Signed

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support the application in principle but seek further clarification on the following:

- a) Reliance on parking bays along the access road not being acceptable – ref. Town Council comments on 21/2336/MFUL;
- b) Arrangements to preserve the turning head at the northern end of the access road needed to be provided to prevent obstructive parking.
- c) Further discussion needed to be held on the regime for inspection and maintenance of the drainage basin. The Town Council would strongly oppose the appointment of a management company. As the surface and foul drainage in the surrounding parcel was to be adopted by South West Water, the basin should also be adopted by South West Water.

P/21/106 PLANNING APPLICATION 21/2359/FUL

The Committee considered planning application 21/2359/FUL proposing a single-storey rear extension and first-floor extension of existing garage at 2 Barleycorn, Cranbrook EX57AB.

A report and a number of supporting documents had been circulated which were available on the Town Council's website.

It was proposed by Cllr Les Bayliss, seconded by Cllr Barry Rogers and **resolved** to support the application as the amended plans address all three of the previous grounds for objection and the Committee had previously felt that the principle of development was acceptable. It was considered therefore that there were no longer any material planning considerations which would warrant an objection to the application.

P/21/107 PLANNING APPLICATION 21/3069/MRES

The Committee considered planning application 21/3096/MRES proposing the access, appearance, landscaping, layout and scale for the construction of the phase 4 town square with associated engineering works and landscaping works at Phase 4 town square land to the south of Yonder Acre Way, Cranbrook.

A report and a number of supporting documents had been circulated which were available on the Town Council's website.

It was proposed by Cllr Barry Rogers, seconded by Cllr Les Bayliss and **resolved** to object.

Whilst the principle of this area being developed as an area of public open space was clearly acceptable, there remained a number of concerns which need to be addressed. These included:

1. Clarification regarding the future adoption of the pond and associated drainage. As it was understood that both foul and surface water drainage of the surrounding parcel would be adopted by South West Water and that the plans showed that the surface water drainage from the parcel was to be connected to the pond, the pond should therefore be adopted and maintained by South West Water and not as proposed in the drainage strategy.
2. Seats included in the site layout plan were located immediately adjacent to the main cycle way which ran along Yonder Acre Way. This was a wide tarmac cycle way and likely to attract heavy and faster commuter cycling. It was felt therefore that seats might be better located within the public open space to provide a more tranquil location.
3. Detail of the surrounding housing parcel needed to be clarified as there appeared to be immediate access to the public open space with no boundary treatment proposed.

Signed

Whilst acceptable in principle there needed to be clarity that the surrounding path would be utilised for foot traffic only to ensure no vehicle access to the public open space.

4. The proposed boundary with Yonder Acre Way was shown as a knee rail. A more natural and substantial boundary (such as a native planting) would be preferable to prevent direct access from the road / cycle way and to ensure that access to the public open space would be facilitated via the connecting pathway and to provide a softer and more environmental friendly boundary which, in turn, would better separate the public open space from the main local route.

P/21/108 PLANNING APPLICATION 21/3105/FUL

The Committee considered planning application 21/3105/FUL proposing the demolition of two existing detached garages and lean-to store, construction of three bay and garage with upper storeroom at Iford Southbrook Lane, Cranbrook EX5 2PG.

A report and a number of supporting documents had been circulated which were available on the Town Council's website.

It was proposed by Cllr. Les Bayliss, seconded by Cllr. Colin Buchan and **resolved** to support the application as there would appear to be no material planning objection to the general proposal to demolish the existing buildings and construct the new garage. However, there were a number of items of inconsistency which required clarification and resolution. These include the following:

The planning application form related to a garage with storage over which was acceptable in principle. However the planning support statement stated the first floor space would be used for domestic use including as a study area. If the latter was the intention, any approval should be conditioned to ensure that any future use is only in association with the main dwelling to prevent use as separate accommodation.

The combined plans indicated a roof space with dormer windows whereas the planning support statement indicates roof lights. The proposal needed to be properly clarified as to which design was proposed.

P/21/109 PLANNING MONITORING REPORT

The Committee noted the planning monitoring report.

The meeting closed at 6.58pm.

Signed

MINUTES

Committee: Planning Committee
Date: 31 January 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Barry Rogers
Cllr Colin Buchan
Cllr Kevin Blakey

Also Present

Cllr Kim Bloxham
Alexandra Robinson, Cranbrook Town Council

P/22/01 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/22/02 DECLARATION OF INTERESTS

Cllr. Kim Bloxham declared a personal interest by virtue of being a Member of East Devon District Council's, Planning Committee.

Cllr. Kevin Blakey declared a personal interest by virtue of being a Member of East Devon District Council's, Strategic Planning Committee.

P/22/03 MINUTES

It was proposed by Cllr. Colin Buchan, seconded by Cllr. Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 13th December 2021 as a correct record.

P/22/04 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/22/05 PLANNING MONITORING REPORT

The Chairman reported two updated items within the Monitoring Report: Items (25) and (31).

a) PLANNING APPLICATION 21/2622/TRE

The Committee noted the approval of Planning Application 21/2622/TRE by the Principal Planning Authority in respect of the Tree Works in the Country Park.

b) PLANNING APPLICATION 21/2359/FUL

Signed

The Committee previously considered planning application 21/2359/FUL proposing a single-storey rear extension and first-floor extension of existing garage at 2 Barleycorn, Cranbrook EX57AB. The Committee noted that the revised application had met all the three areas for objection and had agreed in principle. The Committee noted the principal planning authority had approved the application.

The Committee noted the planning monitoring report.

P/22/06 CONSULTATION ON THE SCHEDULE OF MODIFICATIONS TO THE CRANBROOK DPD

The Committee considered the reports in relation to the Cranbrook Development Plan Document (DPD) which was submitted for examination in August 2019. The DPD provides for the expansion of the town, including a further 4000+ dwellings and associated infrastructure. The Inspector held hearings about the DPD in January/February 2020 with further sessions in November 2020. Following consultation and at the direction of the examining Inspector, a Schedule of Main Modifications had been prepared by the Planning Authority. On 11th January 2022 EDDC Strategic Planning Committee resolved to consult on the schedule and the associated updated DPD. The consultation period runs from Monday 17 January 2022 until Monday 28 February 2022, providing an opportunity to comment on the schedule of modifications of the Cranbrook DPD and amended policies plan.

The Chairman invited further comment on the Town Council's response to the Modifications as part of the formal consultation. The Committee raised comments on the following key areas:

a) Gypsy and Traveller Sites (Ref p46) Members reiterated their concern at the suitability of the site for this purpose; in particular, they noted issues with both access and the local topography. Members felt that the allocation of this land parcel would not meet the needs of a Gypsy and Travellers site effectively and requested that the comments from the Town Council be amended to reflect this.

b) Food Take-Aways (MM80, MM31, MM32 ref para 4 p69) Members noted that the Town Council had endorsed the ethos of a Healthy Town and supported the limit of two Take-Away food outlets in Younghayes Road but noted that despite these restrictions residents sought to purchase a variety of food options via local delivery companies and Members questioned the long-term viability of this strategy and whether it would negatively impede future businesses in the town. The Committee requested that the comments in response to MM80 be removed from the submission.

c) Measures to address Climate Change (CB12) Members strongly reiterated their concerns that the measures to address Climate Change were insufficient and needed to be regularly reviewed to ensure that they met current practices. In addition, the reference to Lottery Funding would be replaced with Grant Funding to reflect the opportunities available to provide funding for these measures. The Committee felt that the comments included in the Town Council submission remained relevant and important.

The Chairman thanked Members for their additional contributions and reported that the Town Council Submission would be amended accordingly.

It was proposed by Cllr. Les Bayliss and Seconded by Cllr Barry Rogers and **resolved** that the **Town Council respond to the consultation on the Schedule of Main Modifications in the terms set out in the draft attached to this report, subject to minor amendment.**

The meeting closed at 6.58pm.

Signed

MINUTES

Committee: Planning Committee
Date: 14 February 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Barry Rogers
Cllr Colin Buchan
Cllr Kevin Blakey

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/07 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/22/08 DECLARATION OF INTERESTS

None Declared.

P/22/09 MINUTES

It was proposed by Cllr. Barry Rogers, seconded by Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 31st January 2022 as a correct record.

P/22/10 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/22/11 PLANNING MONITORING REPORT

The Chairman reported that the Monitoring report had been updated to reflect the current applications awaiting decision; in particular relating to items (30) and (32) and further Cllr. Rogers sought an update on item (9).

The Committee noted the planning monitoring report.

P/22/12 PLANNING APPLICATIONS FOR CONSIDERATION

The Chairman introduced the three revised applications in relation to the Town Centre, Cranbrook and the Committee considered the Report attached with the papers.

a) 21/2021/RES (NURSERY)

Signed

Reserved matters application, considering access, appearance, landscaping, layout and scale children's day nursery with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 23, 24, 28, 30, 33, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement). Parcel TC4A Land South of Tillhouse Road Cranbrook Town Centre Cranbrook.

b) 21/2020/MRES (RETAIL SHOPS)

Reserved matters application, considering access, appearance, landscaping, layout and scale for the southern side of the High Street comprising 11 retail units (to comprise A1, A2, A3, A4, A5 uses, in accordance with the outline consent (now recognised as falling within Class E)) and 26 residential dwellings, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 24, 28, 29, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement). Parcel TC4A Land South of Tillhouse Road Cranbrook Town Centre Cranbrook.

c) 21/2033/MRES (SUPERMARKET & SQUARE)

Reserved matters application, considering access, appearance, landscaping, layout and scale for retail uses comprising a supermarket and Cranbrook town square, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 24, 28, 30, 34 and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement). Parcel TC4A Land South of Tillhouse Road Cranbrook Town Centre Cranbrook.

Following a discussion among Members; it was proposed by Cllr Barry Rogers, seconded by Cllr Ray Bloxham and **resolved** to support these applications but to raise the following comments:

1. 21/2021/RES - (Nursery) - No objection. Clarify that the proposed waste bin depicted in the external furniture palette is the responsibility of the nursery to manage.
2. 21/2020/MRES - (High Street) - No objection.
3. 21/2033/MRES - (Supermarket and town square) - No objection. Clarify that the proposed waste bin depicted in the external furniture palette is the responsibility of the supermarket to manage.

The meeting closed at 6.57pm.

Signed

MINUTES

Committee: Planning Committee
Date: 21 February 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Barry Rogers
Cllr Colin Buchan
Cllr Kevin Blakey

Also Present

One Member of the Public
Alexandra Robinson, Cranbrook Town Council

P/22/13 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/22/14 DECLARATION OF INTERESTS

None declared.

P/22/15 MINUTES

It was proposed by Cllr. Kevin Blakey, seconded by Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 14th February 2022 as a correct record.

P/22/16 PUBLIC PARTICIPATION

There were no requests from members of the public to make representations, ask questions or give evidence.

P/22/17 PLANNING MONITORING REPORT.

The Committee noted the planning monitoring report.

P/22/18 PLANNING APPLICATION - 21/3125/MRES

The Committee considered application 21/3125/MRES in respect of Land East of Spitfire Way, Clyst Honiton having been consulted as a neighbouring parish. A Reserved matters application pursuant to 06/3300/MOUT for the approval of access, external appearance, landscaping, layout and scale for the construction of 35 industrial units and a commercial unit; the discharge of conditions 2,10,14, 15,29 31,34,35,36,45 and 47 of planning permission 06/3300/MOUT relating to plot 16.

Signed

It was proposed by Cllr. Kevin Blakey, seconded by Cllr. Colin Buchan and **resolved** to support planning application 21/3125/MRES and raise no objection, since the proposals provide opportunities for local business to develop and opportunities for employment within walking and cycling distance of the Town of Cranbrook.

P/22/19 PLANNING APPLICATION – 21/2236/MRES

The Committee considered the report in relation to Ingrams Land, Cranbrook. A Reserved Matters application for access, appearance, landscaping, layout and scale and for construction of 140 dwellings including affordable housing, landscaping, associated site infrastructure and all other associated works. The proposal includes the discharge of conditions 6,11,14,17,18,20,22,23,24,28 and 37 of outline planning permission 03/P1900.

The Chairman reminded the Committee that the application was initially considered on 20th September 2021 when the committee, whilst accepting the principle of development of the site, resolved to object for the reasons of; the proposed density and housing type; additional parking provision and the size of affordable housing dwellings and overall commitment to design that would contribute positively to climate change efforts.

In considering the revised application, and the verbal report provided by the Chairman, it was proposed by Cllr. Colin Buchan, seconded by Cllr. Kevin Blakey and **resolved** to support the amended planning application 21/2236/MRES with the following comments.

The Committee welcomed the amendments to the housing numbers, density and mix as is the installation of additional trees on the site which would both enhance the development and serve to prevent instances of on-verge parking. The Town Council also welcomed the dialogue about future adoption of public open space and the minor issues which have now been resolved. Contractor access to the site to the north-west is now available and the conflicting boundaries of the site to the south east have been rationalised and are now the same. As for ecological enhancements the applicant have undertaken to offer options to purchasers in accordance with the planning conditions. Therefore, the Committee were satisfied that both matters outstanding in the committee report were now resolved.

P/22/20 PLANNING APPLICATION – 19/2675/MRES

The Committee considered the report in relation to the Land at Ingrams Sports Pitches, London Road, Cranbrook. The Council most recently considered this application on 25th November 2021 and welcomed the amendments. A Reserved Matters application comprising layout, scale, appearance, landscaping and access for a revised pitch layout, the relocation of a play area, addition of a multi use games area and air ambulance lighting column, and revised junction layout with the B3174 (London Road) (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement).

In considering the revised application, it was proposed by Cllr. Kevin Blakey, seconded by Cllr. Barry Rogers and **resolved** to support the amended application with the following comments:

The amendments to the boundary treatment and drainage are, much improved, welcome and remove the previously expressed concerns. The introduction of pedestrian access gates is supported to provide good foot access by the surrounding community and will help to reduce use of the car. The drainage revisions are welcomed in that they no longer route underneath the proposed pavilion. The car park provisions are noted and whilst the Council seeks to retain the size, capacity and layout as proposed, it reserves the final decision on materials and finish until further detail on available budget is clear. It is requested that approval of the car park materials and finish be conditioned in any approval of this application.

The meeting closed at 6.45 pm.

Signed

MINUTES

Committee: Planning Committee
Date: 14 March 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Barry Rogers
Cllr Colin Buchan
Cllr Kevin Blakey

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/21 APOLOGIES FOR ABSENCE

No apologies for absence were received, all present.

P/22/22 DECLARATION OF INTERESTS

None declared.

P/22/23 MINUTES

It was proposed by Cllr. Colin Buchan, seconded by Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 21st February 2022 as a correct record.

P/22/24 PUBLIC PARTICIPATION

None.

P/22/25 PLANNING MONITORING REPORT.

The Chairman reported on the updated items within the Monitoring Report: Items (33), (35) and (40).

- a) The Committee previously considered planning application 21/3105/FUL proposing demolition of two existing detached garages and lean-to store, construction of three bay garage with upper storeroom. The Committee noted the principal planning authority had approved the application with condition that the space above the new garage could not be used as a separate dwelling.
- b) The committee noted the approval of planning application 22/0098/ADV Temporary advertisement depicting the future availability of business units to let within High Street South
- c) The Committee noted the approval of application 21/2236/MRES Reserved Matters Application (access, appearance, landscaping, layout and scale) for construction of 140 dwellings including affordable housing, landscaping, associated site infrastructure and all other associated works.

Signed

The Committee noted the applications had been approved in accordance with recommendations from the Town Council and further noted the updated planning monitoring report.

P/22/26 PLANNING APPLICATION - 21/2331/FUL

The Committee considered application 21/2331/FUL in respect of the construction of bridge to carry a section of the Urban District Heating Network Pipeline, to the Land South East of Rockbeare Bridge, London Road, Rockbeare. The Chairman reminded Members that the matter was previously considered by the Planning Committee on 25th October 2021 when the committee supported in principle but made a number of comments relating to safety measures, mitigation of loss of trees and habitat and suggested the installation of a footbridge to link the nature reserve with the remainder of phase one country park both for the benefit of residents, to discourage use of the pipeline as a makeshift bridge and to aid access during maintenance.

The Committee noted the revised application for the provision of a footbridge to make use of that to carry the pipeline underneath the structure and supported in principle but expressed a desire to minimise the impacts on the country park and nature reserve. The committee discussed concerns about the proposed surface material for the ramp and approaches; improved landscaping to mitigate the visual and habitat impacts of the construction. Given the complexities of access to the site from both sides of the river and how the pipeline will enter and exit the country park it was proposed that a meeting be held between representatives of the Town Council, Local Planning Authority and Applicants to tease out the detail of these matters.

It was proposed by Cllr. Kevin Blakey, seconded by Cllr. Les Bayliss and **resolved** to support planning application 21/2332/FUL and approve the construction of a footbridge to carry a section of the district heating pipeline with the additional recommendations;

1. To Seek additional planting and remediation on both sides of the river to mitigate against visual impacts and loss of habitat;
2. Require the approach paths to be constructed of self binding gravel to match the existing materials currently in use in the country park;
3. Confirm with E.ON future maintenance arrangements for the bridge;
4. Finalise details of the approach paths, ramps, improved habitat planting and construction mitigation and also to determine the detail of the route of the pipeline into the country park from the west and out of the country park to the east.
5. Seek a meeting between representatives of the Town Council, the Local Planning Authority and Applicants to finalise details raised in items 1 to 4 above.

The meeting closed at 6.45 pm.

Signed

MINUTES

Committee: Planning Committee
Date: 11 April 2022
Time: 6.00pm
Venue: Younghayes Centre, 169 Younghayes Road, EX5 7DR

Present

Cllr Les Bayliss (Vice Chair) presiding
Cllr Colin Buchan
Cllr Kevin Blakey
Cllr Matt Bayliss

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/27 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Cllrs Ray Bloxham and Barry Rogers.

P/22/28 DECLARATION OF INTERESTS

None declared.

P/22/29 MINUTES

It was proposed by Cllr. Kevin Blakey, seconded by Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 14th March 2022 as a correct record.

P/22/30 PUBLIC PARTICIPATION

None.

P/22/31 PLANNING MONITORING REPORT.

The Chairman invited the Deputy Clerk to report on the updated items within the Monitoring Report: Items (14), (42) and (46).

a) Item 14. 21/2031/RES Access Road to the town centre nursery - approved in accordance with the comments by the Committee.

b) Item 42 – 21/2331/FUL – E.ON pipe bridge - agreement had been reached about path surface and landscaping, awaiting formal determination by Local Planning Authority.

c) Item 46 – 21/2821/FUL - Loft conversion to manager's flat at Jack in the green - approved in accordance with committee recommendation.

The Committee noted the updated planning monitoring report.

Signed

P/22/32 PLANNING APPLICATION – 22/0406/(MOUT)

The Committee considered application 22/0406/MOUT in respect of outline planning application for land at Cobdens, North of London Road for up to 1,435 new residential dwellings, a neighbourhood centre with a maximum of 750 sqm gross ground floor space (use classes E and sui generis (Hot food takeaways and pubs/bars)), a three form entry Primary School (use class F1) with associated nursery provision (use class E) and community room (Use class F2), a 50 place Special Educational Needs School (Use Class F1), public open space, allotments, Suitable Alternative Natural Green Space, drainage basins, landscaping, place of worship (Use class F1), parsonage, cemetery, 10 serviced pitches for gypsies and travellers, demolition of 4no. barns, and associated infrastructure with all matters reserved except for principal vehicular access off London Road to the south, connection to Phase 1 to the west, and vehicular access to the serviced pitches for gypsies and travellers off London Road to the south east.

The Chairman noted that whilst it was an outline application it was important that any wider issues of principle were raised at an early stage. The Committee considered key areas including the timing of the application in relation to the Cranbrook Development Plan; access to the site from the London Road, areas of public open space; social housing along with recommendations for sustainability and energy saving enhancements. Given the site location the Committee also considered access to local travel routes by means of public transport.

It was proposed by Cllr. Matt Bayliss, seconded by Cllr. Kevin Blakey and **resolved** to support planning application 22/0406/MOUT in respect of the development of the site but objected to the proposals for the new site access junction with the London Road, with the additional observations and comments.

Notwithstanding that the Cranbrook Plan remains unresolved, the committee feels that the plan has sufficient weight as a planning policy document to support the principle of development of the site. However, In terms of access the committee objects to the proposals for the new site access junction with the London Road. The proposals are inadequate to cater for the anticipated number of vehicle movements in and out of the site (including school transport), particularly at peak times and particularly as the majority of Cranbrook traffic heads west towards Exeter. The proposed right turn out of the site is felt to be problematic and will lead to substantial traffic queues. In essence it replicates the issues currently associated with the Station Road junction which is problematic now with Cranbrook on 25% built. The committee is of the view that a roundabout is required.

The Committee noted that whilst not a matter for this application there are a number areas that require further discussion with the applicants ahead of any reserved matters application to resolve the following areas of concern:

1. Proposals for the ownership, management and maintenance of SANG. The Town Council does not support a management company arrangement as set out in the proposed SANGs Delivery and Enhancement and Management Strategy;
2. Proposals for the ownership, management and maintenance of other public open space. Areas of POS that are due to be adopted by the Town Council need to be clearly identified at an early stage and prior to determination of the application;
3. The mix of social housing units to deliver a more balanced community and provide a better balance between one, two, three and four bedroom social housing. The proposals in the affordable housing statement include an in-balance of one bedroom properties and no four bedroom properties;
4. The delivery of sustainable homes including ecological enhancements such as PV panels and EV charge points - after all, these are items that were conditioned in the original approvals in 2010. None of these figure in the sustainability statement;
5. The travel plan should be more specific as to how residents of the proposed development access bus services and how use of the car to commute to the train station can be minimised. The existing car park at the train station is not large enough to take a significant increase in commuting traffic.
6. The Town Council has been consistent in objecting to the proposal that the neighbourhood centre be located on London Road. This will potentially lead to parking issues and highway safety concerns for pedestrians. In addition, the proposed location adjacent to the MLR junction with London Road is unacceptable. It could also impact on town centre footfall by diverting passing trade away from the town centre.
7. The District Council halted the request for a boundary review because the Cranbrook Plan remains unresolved. This application comes forward ahead of the finalisation of the Cranbrook Plan and raises again the question of a boundary review. If the Cranbrook Plan is sufficiently advanced as to lend weight to this application. it is equally advanced to lend weight to resolving the question of the town boundary.

Signed

The Town Council remains of the view that the town should be administered by one local authority. Whilst that view remains it is also considered that all Parishes including those that surround the town are entitled to some certainty of the future as that would colour their approach to this application and others that seek to expand the town to the proposed c8000 homes.

P/22/33 PLANNING APPLICATION – 22/0405/(RES)

The Committee considered reserved matters application 22/0405/RES comprising layout, scale, appearance & landscaping for the erection of 9 dwellings, at Southbrook House, Southbrook Lane Whimple, Exeter EX5 2PG. Whilst 22/0405/RES is a new application, the Committee previously considered planning application 21/1285/RES on 16th September 2021, 9th August 2021 and on 7th June 2021. On these occasions the Committee raised objections to the application on a number of significant grounds. The application was withdrawn on 1st October 2021 and was re-submitted under 22/0405/RES. The Committee gave consideration as to whether previous concerns had been addressed.

It was proposed by Cllr. Kevin Blakey, seconded by Cllr. Colin Buchan and **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 South West Water SWW) needs to be addressed now. The strategy for foul drainage seeks to bring this forward as an option later when the adjoining parcel is adopted - this will be too late and most likely rejected by SWW. Similar provisions need to be in place for surface drainage. Discharge into the watercourse to the south is unacceptable and could lead to flooding.
2. The collection of domestic waste from kerbs outside properties needs to be clearly stated. The application is unclear on its waste collection strategy. Whilst a bin collection point is not shown the council would object to such an arrangement as BCPs have been problematic elsewhere leading to environmental health issues and residents' complaints.
3. There are no streetlights shown on the plans. Only those at the front and rear of each property. The ecological statement mentions low level bollard lamps but these, if used, would preclude highway adoption. This in turn leads to questions about whether the waste collection service would enter the estate (and insist on a BCP) and who might manage the estate road.
4. There is no mention of how each home will be heated. Ideally the development should be connected to the district heating network or some other ecological solution. The inclusion of PV panels and EV charge points is welcome.
5. There is no mention of how the communal landscaped area will be managed.

P/22/34 PLANNING APPLICATION – 21/2396/(MRES)

The Committee considered reserved matters application 22/2396/MRES in respect of access, appearance, landscaping, layout and scale for the construction of a connecting road, a foul water pumping station (to include both underground and over ground infrastructure and secure boundary fence), a surface water basin with associated engineering works, car parking and landscaping. Discharge of conditions 6, 14, 17, and 24 of planning permission 03/P1900 at Land to the North of London Road Cranbrook. The Committee previously considered this matter on 13th December 2021 when it resolved to support the application in principle but seek clarification on a number of matters.

Given the Committee has no material objection to the overall principle of the scheme; it was proposed by Cllr. Kevin Blakey, seconded by Cllr. Matt Bayliss and **resolved to recommend refusal** of planning application 22/2396/MRES. The Committee OBJECTS to the drainage strategy that appears to fall outside the parameters within which it can be adopted by South West Water.

This now appears to include the adoption of the adjacent housing parcel which the Committee had understood was suitable for adoption by South West Water and which now appears not to be suitable. The

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drainage strategy needs to be amended to provide that the network is adoptable to the point of discharge. This would include revised arrangements for the proposed swale to the north east of the plan so that this too can be offered to South West Water for adoption.

The Committee takes the view that there is no valid reason to design a new drainage scheme that is unsuitable for adoption.

P/22/35 PLANNING APPLICATION – 21/2509/(MRES)

The Committee considered reserved matters application 22/2509/MRES in respect of layout, appearance and landscaping for the main local route through the town centre (Tillhouse Road), the link road to the B3174 (Court Royal) and Crannaford Lane and drainage works on land adjacent to Tillhouse Road. Discharge of conditions 6, 14, 17, 24 & 37 of planning permission 03/P1900 for Land At Tillhouse Road, Court Royal And Crannaford Lane Cranbrook Town Centre.

The Chairman reminded the Committee that it had previously considered this matter on 15th November 2021 when it resolved to support the application in principle but seek clarification in relation to how children approaching the Cranbrook Education Campus from the area east of Court Royal would safely cross Tillhouse Road and suggested that the scope of the application be extended to install a zebra crossing between the Education Campus and the Country Park. In addition, the committee queried whether the highway authority would adopt and maintain the proposed tarmac and block areas. It was noted that whilst the extent of the current application red line had been extended to include the existing uncontrolled crossing point from the country park, no other provision had been made to facilitate safe crossing to the school for children using the country park or children approaching from the east who would have to cross Tillhouse Road without the aid of a pedestrian crossing. Equally nothing had been included to respond to the Town Council concerns around Devon County Council maintaining the proposed colour design tarmac.

It was proposed by Cllr. Colin Buchan, seconded by Cllr. Kevin Blakey and **resolved to support** application 22/2509/MRES however the committee reiterated concern that no additional provision has been made to facilitate safe crossing to the school for children.

The meeting closed at 6.15 pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 27 June 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (in the Chair)
Cllr Les Bayliss
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Janine Gardner, Cranbrook Town Council

P/22/36 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Matt Bayliss and Kevin Blakey.

P/22/37 DECLARATION OF INTERESTS

No declarations of interests were made.

P/22/38 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 11 April 2022 as a correct record.

P/22/39 PUBLIC PARTICIPATION

None.

P/22/40 TERMS OF REFERENCE

The Committee reviewed its terms of reference.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **resolved** to adopt the terms of reference as circulated with the agenda and to commend them to the full Council.

P/22/41 PLANNING MONITORING REPORT

The Chairman reported on the updated items within the report and, in particular, on item 23.

Item 23 related to planning application 21/0983/RES – Amended Plan Land to the North of Southbrook Court, Southbrook Lane. The Committee noted that the application had been approved by the local planning authority which did not take into account the points which had been raised by the Town Council in respect of potential management company arrangements and bin collection points which remained. The Committee recorded its disappointment, particularly in relation to the potential creation of a management company. The Committee noted the updated planning monitoring report.

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P/22/42 PLANNING APPLICATION – 20/1663/VAR SOUTH WHIMPLE FARM, CRANBROOK

The Committee considered the application for removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove requirement for connection to the Cranbrook district heating network having noted its previous consideration on 19 July 2021. The Chairman suggested that the application be reviewed in conjunction with application 20/2028/VAR below.

The Chairman reminded councillors that planning consent had been granted for the demolition of agricultural buildings and the erection of 19 dwellings on 20 November 2018 under application 16/1826/MFUL with conditions regarding the connection to district heating and the provision of five affordable homes. Both aspects had been subject to applications for removal for some time. Members considered that the homes should be connected to district heating and the costs should be part of the costs of the dwellings which were for sale. Alternative green heat sources were equally if not more costly and the Committee considered other solutions as unacceptable.

The Committee agreed that South Whimple Farm formed part of Cranbrook and was located within the first phase of the town. One of the key considerations was that the development of 19 homes would be properly integrated within the town and part of this integration would be facilitated by the connection to the district heating network. The town sought a net zero carbon solution for heat and in order to achieve that, the residents of Cranbrook were tied into a district heating contract with E.ON. The Committee considered that it would be grossly unfair for developers to be allowed to divert to other heat sources as their purchasers would be treated and be subject to differing contracts and costs, resulting in a potential “us and them” scenario.

The developer cited viability as the reason for the application and suggested that 17 of the homes would have heat source pumps with two social housing units connected to electric heating. With E.ON connection charges of approximately £8,000 per unit, the Committee considered the question of heat source pumps meeting viability tests as problematic and questionable – the concern being that if £8,000 was considered unviable, heat source pump systems would be too and the next stage could be a move towards reversion to conventional boilers.

The development at South Whimple Farm had been ongoing for many years and there had been no visible attempt to instal the groundwork infrastructure for district heating. Subsequently, there was a concern that there had never been any intention to do so.

In summary, if Cranbrook was to achieve net zero and South Whimple Farm was to become integrated into the town, the homes should be connected to district heating and the costs should be included in the costs of the dwellings which were for sale. Alternative green heat sources were equally if not more costly and other solutions were considered unacceptable by the Committee.

It was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **resolved** 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 supporting the development of the waste-to-energy project.

P/22/43 PLANNING APPLICATION 20/2028/VAR SOUTH WHIMPLE FARM, CRANBROOK

The Committee considered the request to vary the Section 106 agreement for 16/1826/MFUL (erection of 19 houses at South Whimple Farm) to reduce the requirement for affordable housing provision from 26% (five houses) to 0% (nil houses).

The Chairman, having previously outlined the background to the application, noted that whilst negotiations had taken place regarding social housing provision that there was currently no provider to assume responsibility the five social homes. The Committee noted that this may change in the future but where the Council had been asked to choose between the two applications it was felt that on the basis of the high level of social housing provided in Phase 1 at 40% (being much higher than the national average of 15%) that if the requirement to deliver five social homes were to be removed there would be a very insignificant impact on the overall social housing provision in the town.

Following discussion, it was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **resolved** to object to the application to remove the affordable housing provision at the development at South Whimple

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Date:

Farm on the basis of wanting to support the need for social housing in the town and in the wider East Devon district.

P/22/44 PLANNING APPLICATION 22/1129/(FUL) 2 PITT PARK, CRANBROOK, EXETER EX5 7BQ

The Committee considered an application for removal of garden boundary wall and erection of fence next to the highway with double gates.

The Committee considered the report and the extract from the application showing the proposed layout and elevation.

One other similar application in the town had been refused by the local planning authority on the basis that the proposal would, by reason of height, length and prominent position along the frontage of the site, beyond the existing garden boundary and adjacent to the highway, introduce a visually intrusive boundary which would erode the open space character of the built frontage which was considered out of keeping with the character and appearance of the area and the surrounding development. That decision was upheld by the Planning Inspector at appeal stage on the grounds that the proposal would affect the character and appearance of the area by presenting an overly prominent and visually intrusive frontage.

This proposal to bring forward a garden boundary would exceed the building line and present an overly prominent and visually intrusive frontage. The presence of the space on the outside of the existing garden would impact on the open nature of the street scene as well as affording visibility for those exiting the adjacent driveway.

The Committee noted that works had been carried out and therefore this was a retrospective application.

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to object on the basis of the effect on character and appearance of the area with overly prominent and visually intrusive frontage.

P/22/45 PLANNING APPLICATION 22/1149/(FUL) 50 BADGER WAY, CRANBROOK, EX5 7FP

The Committee considered application for single storey rear extension.

The Chairman referred councillors to the extract from the application showing the proposed layout and combined plan. The Committee noted there being no material planning considerations on which an objection could be based.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Barry Rogers and **resolved** to support application 22/1149/FUL.

P/22/46 PLANNING APPLICATION – TO NOTE CONSULTATION RESPONSE

a) 21/2396/(MRES) – Land to the north of London Road, Cranbrook

Reserved matters of access, appearance, landscaping, layout and scale for the construction of a connecting road, a foul water pumping station (to include both underground and over ground infrastructure and secure boundary fence), a surface water basin with associated engineering works, car parking and landscaping. Discharge of conditions 6, 14, 17 and 24 of planning permission 03/P100. This is a subsequent application accompanied by an Environmental Statement.

b) 21/3069/(RES) – Phase 4 Town Square – Land South of Yonder Acre Way

Application for consideration of reserved matters of access, appearance, landscaping, layout and scale for the construction of a connecting road, a foul water pumping station (to include both underground and over ground infrastructure and secure boundary fence), a surface water basin with associated engineering works, car parking and landscaping. Discharge of conditions 6, 14, 17, and 24 of planning permission 03/ P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement). Land to the north of London Road Cranbrook.

The Committee noted applications 21/2396/MFUL and 21/3069/RES had been previously consulted on by Committee members. Both matters had been dealt with as matters of urgency. They were brought forward to note and ratify the reports and comments previously submitted to the local planning authority.

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It was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **resolved** to note and accept the reports made previously to the local planning authority in respect of applications 21/2396/MFUL and 21/3069/RES.

The meeting closed at 6:52pm.

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MINUTES

Committee: Planning Committee
Date: Monday, 8 August 2022
Time: 7.00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers.

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/47 APOLOGIES FOR ABSENCE

No apologies, all were present.

P/22/48 DECLARATION OF INTERESTS

No declarations of interests were made.

P/22/49 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 27th June 2022 as a correct record.

P/22/50 PUBLIC PARTICIPATION

None.

P/22/51 PLANNING MONITORING REPORT

The Chairman reported on the updated items within the report and, in particular, item (51) Badger Way which was approved in accordance with the recommendations of the Committee.

The Chairman had contacted the Development Manager at EDDC on 29th June 2022, regarding application 21/0983/RES item (23) the erection of 5 dwellings at land to the north of Southbrook Court, Southbrook Lane Whimple; expressing concern that the terms of the decision will likely commit future residents to expensive management company arrangements when the opportunity existed for the full adoption of the infrastructure. The Chairman awaits a response.

Members queried items (52) and (53) in respect of South Whimple Farm. The Chairman would contact the Local Planning Authority (LPA) for an update as determination on the applications remained outstanding. Similarly, the Chairman offered to contact the Consortium to seek the degree of progress on Tillhouse Farm Cranbrook.

The Committee noted the updated planning monitoring report.

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Date: 8th August 2022

P/22/52 PLANNING APPLICATION – 22/1313/FUL 16 HOME CLOSE, CRANBROOK

The Committee considered the application for garage conversion into habitable space, which proposed conversion of the existing single garage space into residential accommodation with replacement of the garage door with part brickwork and window matching the existing frontage. Interior alterations are proposed to respond to building regulations. The application form indicated that there is no loss of parking provision however Councillors clarified that there clearly is a loss of parking provision as even if the current owners do not use the garage for vehicle parking, subsequent residents may do so.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to object on the grounds of loss of parking and in doing so raises the following points:

1. The statement in the application that there is no loss of parking provision be corrected as clearly the garage space was calculated as a parking space at the time of the original grant of planning consent and the loss of the space should be acknowledged.
2. Off-road parking at the site is limited and whilst located at the end of a shared service road, the service road in front of the property is not within the control of the applicant.
3. Should the Planning Authority take the view that loss of parking is not grounds for refusal the Town Council would not object to the remainder of the proposals which are acceptable in terms of their visual impact on the street scene.
4. That the whole question of design of such properties in Cranbrook be revisited to recognise the fact that residents do not use garage space in smaller properties for parking but as habitable space from the outset.
5. Smaller properties could be better designed with improved ground floor reception space for habitation from the outset with improved and appropriate off-road parking provided to cater for parking needs. This would recognise the fact that garages in smaller properties are not used for parking vehicles and that existing off-road parking space is insufficient leading to parking issues within housing parcels that has led to concerns from the emergency services (especially the fire service) that emergency vehicles have had delayed response times as a result.

P/22/53 PLANNING APPLICATION 21/2604/OUT 6 RAILWAY TERRACE

The Committee considered the outline application, with all matters reserved, for the erection of seven dwellings.

The Chairman, referred to the report annexed to the agenda in which Members were reminded that the matter was previously considered by the Committee on 25th October 2021 when the resolution was to support on the basis that it would be unreasonable to refuse on the grounds of sustainability and strategy 7 of the local plan. The recent amendments relate to consultation on amended plans specifically about the ecological appraisal on 18th July, drainage strategy and tree survey.

The recent interim ecological survey highlighted that unmitigated works have the potential to impact roosting bats, nesting birds, reptiles, and hedgehogs, if present, and would result in the loss of small areas of sparsely vegetated land and modified grassland. However, by providing the mitigation and enhancement measures recommended in the report, the proposal is considered unlikely to have a significant adverse ecological impact and given that a further full biodiversity survey will be required prior to any full application, this would not appear to be grounds for objection at this stage.

Drainage strategy there are two options for foul drainage. 1. Connect to the existing private network serving 6 Railway Terrace. 2. Direct connection to a public combined sewer owned by South West Water. This sewer is directly outside the site and a point of connection can be seen in the drawing attached. Drainage proposals would not therefore appear to give rise to an objection at this stage.

In relation to the Tree Survey, those retained within the proposed development site are generally in good health and through the proposed management and tree protection measures should provide longer term amenity for the site. There would appear to be no grounds for objection at this stage of the process.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Bayliss and **resolved** to support the application 21/2604/OUT as the amended plans do not alter the previous recommendation of the Council subject to a full biodiversity survey be conditioned in any grant of outline consent.

Signed:

Date: 8th August 2022

P/22/54 PLANNING APPLICATION 22/1561/RES INGRAMS SPORTS PITCHES LONDON ROAD

The Committee considered reserved matters application comprising appearance, layout scale and landscaping for the construction of a sports pavilion building to include changing facilities, with associated parking, landscaping and other related works. (Subsequent application in respect of permission 03/P100 which was accompanied by an Environmental Statement .

The Committee noted the application related to the provision of the sports pavilion and associated works at Ingrams. The Town Council is the applicant.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Ray Bloxham and **resolved** that given the town Council is the applicant that the Committee make no comment.

The meeting closed at 7:23pm.

Signed:

Date: 8th August 2022

MINUTES

Committee: Planning Committee
Date: Monday, 15 August 2022
Time: 7.00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey

Also Present

Andy Cattermole – Head of Planning Redrow Homes
11 Members of the Public
Cllr Rocky Carlton, Cranbrook Town Council
Alexandra Robinson, Cranbrook Town Council

P/22/55 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Cllrs Colin Buchan and Barry Rogers.

P/22/56 DECLARATION OF INTERESTS

No declarations of interests were made.

P/22/57 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Bayliss and **resolved** to accept and sign the minutes of the meeting held on 8th August 2022 as a correct record.

P/22/58 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/22/59 THE CRANBROOK PLAN (DRAFT DEVELOPMENT PLAN)

The Chairman advised that, since the agenda was published, the Cranbrook Plan (also known as Draft Development Plan DPD) has been found sound subject to some modifications.

P/22/60 PLANNING APPLICATION – 22/1532/MOUT TREASBEARE EXPANSION AREA LAND TO THE NORTH OF TREASBEARE FARM CLYST HONITON EX5 2DY

The Chairman welcomed Mr Cattermole from Redrow to update Members on the outline planning application. Andy Cattermole provided a brief background to Redrow and their intentions for the Treasbeare expansion area, the ambition to create a desirable place to live comfortably and healthily and the intention to submit an outline planning application based on the master plan, raising the following key points:

Allocation of land use – dwellings, education, amenities, Gypsy & Traveller provision, District Heating, SANGS (Suitable Alternative Natural Greenspace) and employment.
Discussion with Devon CC on flow of traffic and traffic management to improve use of London Road
Strong green infrastructure, pedestrian routes

Signed:

Date: 15th August 2022

Biodiversity net gain from both development parcels and SANGS – extensive biodiversity surveying
Strong landscaping, on plot parking to eliminate the need for parking courts
Access and routes across the London Road with suitable crossing points – to be determined once Devon CC have defined
Gypsy and Traveller site to be defined with clear plan
Sports pitches and pavilion
Drainage to be developed to current adoptable standard by South West Water

In relation to the agenda item 5 (Treasbeare Expansion Area) four members of the public individually raised queries in relation to the application raising the following key points:

- Access to the Treasbeare expansion area,
- Impact on existing Rockbeare primary school
- Access to proposed Gypsy and Traveller site
- Safe crossing points
- Increased flood risk and expansion of flood risk zone due to additional development
- Rockbeare Neighbourhood Plan and impact of subsequent strategic plans
- Green Wedge, noting the Inspector recorded development of this parcel acceptable
- Increased traffic
- Management of downgrading the London Road

Members provided clarification.

The Chairman thanked Mr Cattermole for his update on the application and for his responses to questions raised by the Committee.

The Committee considered the application for Outline Planning application for up to 1,035 residential dwellings; a neighbourhood centre with a maximum of 3,000 sqm gross of ground floor space (use Class E and sui generis (hot food takeaways, betting shops, pub/bars)); a two form entry primary school, with early years provision (Use class F!); public open space, including formal open space, formal play space, allotments, amenity open space and SANGS land (suitable alternative natural greenspace); a sports hub comprising playing pitches; tennis courts, a multi-use path and a pavilion (Use Class F2); up to 10.25ha of employment land (use classes E9g), B2 and B8); 5 serviced pitches for gypsies and travellers; an extension to the existing Cranbrook Energy Centre; sustainable drainage systems; and associated infrastructure. All matters are reserved for future consideration aside from access. Principal access is to be provided from four points off London Road (B3174), with additional access points proposed for pedestrians and cyclists

The Chairman referred to the Supporting Statement and advised on points that need to be resolved in general planning terms prior to any approval of the principle of development of the site. In summary:

1. The expansion of Cranbrook is subject to the Cranbrook Development Plan (DPD) which as advised earlier since the Agenda and Supporting Papers had been published, had been found sound subject to some modifications.
2. Clarity on adoption. The proposals are, in general terms, that adoption will be either by one of the principal authorities, the town council or a management company. Whilst Cranbrook Town Council has demonstrated its willingness to adopt public open space, there remain a number of questions around the standards of delivery of drainage and to what extent the water authority will adopt, the adoption of in-parcel infrastructure including tarmac cycle ways and certain in-parcel roads, the adoption and future management of SANG and the fact that the application sits outside the Parish of Cranbrook and would require the District Council to proceed with a Community Governance Review - having stopped the previous attempt by the Town Council to move this forward. The District Council cited the fact that the DPD remained unresolved in ceasing the recent review process and, should the DPD be resolved, a new review, if required, would probably take a year.
3. Uncontrolled junctions on to the B3174, especially that nearest the east, are dependent upon a redesign and reduction of speed limit to 20mph on London Road. This is outside the control of the applicant and therefore would need to be taken forward by DCC and LPA independently of this development. The timescale for this is unclear and there is a need to clarify how this might be moved forward should the redesign of London Road be delayed. Without the re-design of London Road and the consequent reduction of the speed limit to 20mph, the junction proposals are problematic.

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Date: 15th August 2022

4. Mention is made of the indicative location of the proposed neighbourhood centre. The fact that the original LPA proposal to straddle London Road has been amended to now have an in-parcel centre is a welcome improvement. The expansion of Cranbrook to the south-west and the inclusion of the land illustrated within the proposed master plan has been the subject of wide consultation over a long period. The Town Council has been broadly supportive of the proposed expansion of the town and would not seek to object to the principle of development in this case.

It was proposed by Cllr Les Bayliss, seconded by Cllr Kevin Blakey and **resolved** to support the principle of development as proposed but would urge both the applicant and Local Planning Authority to resolve the issues around adoption and the re-design of London Road.

The meeting closed at 7:59pm.

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Date: 15th August 2022

MINUTES

Committee: Planning Committee
Date: Monday, 10 October 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/61 APOLOGIES FOR ABSENCE

An apology was received on behalf of Cllr Kevin Blakey.

P/22/62 DECLARATION OF INTERESTS

No declarations of interests were made.

P/22/63 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 15th August 2022 as a correct record.

P/22/64 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/22/65 MONITORING REPORT

The Chairman reports on items within the Monitoring Report:

(56) 22/1561/MRES Ingrams Pavilion, application approved.

(51) 21/1149/FUL 50 Badger Way and (32) 21/3069/MRES Yonder Acre Way, the committee noted the applications had been approved in accordance with the recommendations of the Planning Committee.

Members queried items (52) and (53) in respect of South Whimble Farm. 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.

The Committee noted the updated Monitoring Report.

P/22/66 PLANNING APPLICATION – 22/2136/FUL 36 BROOKS WARREN CRANBROOK

The Committee considered the application for a two storey side extension, to comprise a ground floor garage with direct door access to the dwelling and to the rear garden. As a result, the side access to the rear

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Date: 10th October 2022

garden is through the garage with no other direct access. The first floor provides an additional bedroom space with en-suite and space for an office situated in the access route from existing hall to extension.

The proposed extension abuts the rear wall of the neighbouring garden and the impact of this is that the neighbouring garden is subject to a plain two storey wall on the proposed extension whereas at present the tandem parking area creates a much less imposing outlook. Members considered whether the extension would be acceptable or overbearing on the neighbouring garden with potential loss of light particularly as the remaining light will be from the north. The proposal makes significant change in visual impact from the neighbouring property. This is perhaps mitigated by the fact that the extension is not to the full length of the applicant's property but just the rear half. Overlooking is not an issue as there are no windows proposed in the side wall.

In terms of parking the application submits that there is no change in parking arrangements. The rear tandem space is converted to an integral garage. Provided the new garage is used for parking the planning statement is correct. However, if the garage is not used for parking there will be a net loss of one parking space reducing the spaces available to one off road space. This at the same time as increasing the house size to four bedrooms.

Following consideration, it was proposed by Cllr Colin Buchan, seconded by Cllr Matt Bayliss and **resolved** to recommend support in principle with the following comments:

The proposal to create a garage on the rear tandem parking space is acceptable in principle provided that it is used for vehicle parking. Otherwise, there is a net loss of parking reducing the property to a single parking space at the same time as increasing the size of the property to four bedrooms. Garage use for vehicle parking should therefore be conditioned if this application is considered for approval.

P/22/67 PLANNING APPLICATION – 22/0405/RES SOUTHBROOK HOUSE SOUTHBROOK LANE

The Committee noted application 22/0405/RES had been previously consulted on by Committee members and had been dealt with as a matter of urgency. The application was brought forward to note and ratify the report and comments previously submitted to the local planning authority.

The Committee noted and agreed the report made previously to the local planning authority in respect of application 22/0405/RES.

The meeting closed at 6:52pm.

MINUTES

Committee: Planning Committee
Date: Monday, 14 November 2022
Time: 7.00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Five Members of the Public
Alexandra Robinson, Cranbrook Town Council

P/22/68 APOLOGIES FOR ABSENCE

An apology was received on behalf of Cllr Matt Bayliss.

P/22/69 DECLARATION OF INTERESTS

Cllr Les Bayliss gave notice of his intention to declare a personal interest in Item 9 by virtue of being Chairman of the Governing Body at the Education Campus, Cranbrook.

P/22/70 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 10th October 2022 as a correct record.

P/22/71 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/22/72 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

(50) 22/1129/FUL 2 Pitt Park, and (54) 22/1313FUL 16 Home Close. The committee noted both the applications had been approved at variance with the recommendations of the Planning Committee.

Members noted the response from EDDC New Community Manager in respect of items (52) and (53) South Whimble Farm, applications 20/2028/V106 and 20/1663/VAR and expressed their disappointment that the development was proceeding despite the applications being as yet undetermined by the Local Planning Authority.

The Committee requested that the Council write to the three District Ward members to raise the general concern of the committee that, in certain cases, there is an apparent lack of planning control.

(60) 22/2252/GPAA and 22/2252/FUL 36 Post Coach Way. The Committee noted application 22/2252/FUL had been previously consulted on by Committee members and was brought forward to note and ratify the

Signed:

Date: 14th November 2022

report and comments previously submitted to the local planning authority. The Committee noted and agreed the report made previously to the local planning authority in respect of application 22/2252/FUL.

The Committee noted the updated Monitoring Report.

P/22/73 PLANNING APPLICATION – 22/2343/MRES SITE OF TILLHOUSE FARM CRANBROOK

The Committee considered the Planning Application for 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 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

In relation to the agenda item 6 (Site of Tillhouse Farm) four members of the public individually raised queries in relation to the application raising the following key points:

- Access to the site of the former farm buildings
- Impact on Country Park
- safety concerns for park users
- Safe crossing points
- Loss of wildlife, natural habitat for bats, other birds and animals
- Change to the road layout
- Additional traffic and no vehicular turning point
- Limited access for blue light emergency vehicles
- Limited access for refuse collection as stated by waste management
- Party wall shared by neighbouring property
- Lack of parking
- Over development of the restricted site
- Increased flood risk and expansion of flood risk zone due to additional development
- Clarity on responsibility for adjoining footpath
- Additional demand on district heating system

Following the decision by the Secretary of State to de-list the farmhouse and farm buildings the application proposes redevelopment of the site by converting the dairy to two apartments and by building ten new homes on the original site of the farmhouse and shippon. The proposed design seeks to reflect the original buildings on the site.

The site has stood unoccupied for many years and has attracted a high level of vandalism. The Town Council have previously expressed its concern and wish to bring the site back into use. It has been suggested that the site be used for the benefit of the community, as open space and as an arts and cultural centre. Whilst these have been explored there is a lack of development funding to progress these options.

Members considered issues of access, which is proposed to be off Yarlington Mill as an extension to the existing road. The new road link will impact on the country park particularly as it arises at probably the narrowest point in the park between residential dwellings and the river. The alternative is via the existing front gate to the site which would require a reconfiguration of the highway off Yarlington Mill or utilisation of the lane from Sweet Coppin. Both would impinge on foot and cycle access along Tillhouse Track and the former farm access between Yarlington Mill and Sweet Coppin and both of which are well used by pedestrians and cyclists and form part of the future network of foot and cycle ways across the town.

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Members considered whether the impacts of the proposed access outweigh the benefits of the ability to develop the site. The committee noted three affordable homes are proposed. One three bed house, one two bed apartment and a one bed apartment. The three bed house is at the western end of the former farmhouse site and the two apartments are located in the former dairy. In addition, the Town Council would need to clarify proposals for adoption of the various elements of the site including access to any public open space that might be adopted by the Town Council. Whilst there is indicative protection of some of the verges in the plans this will need clarification to protect the green space from damage by unauthorised parking.

Following consideration, it was proposed by Cllr Ray Bloxham, seconded by Cllr Kevin Blakey and **resolved to recommend refusal**. 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. The five dwellings that replace the single farmhouse are too many and too small. It is an opportunity to provide one or two more substantial dwellings in a prime location. The former shippon is more acceptable to be delivered as a terrace. The former dairy is more suited to conversion to a single dwelling.

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. This will lead to conflict with other users including children, dogs, cyclists and runners.

This part of the park is used as a safe off road route to school and also for both the senior and junior park run with large numbers attending weekly as well as an area of recreation.

There is no opportunity to separate the path and roadway as the park at this point is of limited width between dwellings and river.

The proposed road access is unsuitable as it does not afford sufficient width to allow larger vehicles access and turning including deliveries and refuse collection.

Refuse collection proposals are unacceptable and should be kerbside for each dwelling.

The proposals should be revised to address the dwelling mix and to provide access via the existing front gate.

Parking is inadequate and will lead to overflow into the adjacent parcel.

There is residential concern that existing drainage issues will be exacerbated. Currently water run off from the site impacts neighbouring gardens and as some of the site is more elevated compared with neighbouring properties, there is a concern that this will increase.

P/22/74 PLANNING APPLICATION – 22/2307/MRES LAND AT CRANBROOK TOWN CENTRE

The Committee considered Planning Application for 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.).

This application proposes alterations to the town centre drainage arrangements including an expansion of the capacity of basin 2C, re-routing of existing drainage and the construction of a new basin in parcel TC7a.

The proposals seek to improve the performance of basin 2C to enable the free drain down of water from the basin following storm events, which is currently not occurring due to the elevated water levels in the nearby Cranny Brook surcharging the outlet pipe resulting in high water levels being maintained in the basin over long periods. The proposed remedial works involve the construction of new outfall structure and the raising of the existing outlet pipe level to provide a free outfall to the Cranny Brook during normal conditions.

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The area of the basin will be extended to maintain the required attenuation storage volume within the basin to compensate for that volume lost by raising the outlet pipe and to accommodate flows generated from the planned development areas within the Town Centre. The existing ditch course draining to the basin will be re-routed direct to Cranny Brook.

A small basin is proposed to the south of parcel TC7a. This will include for the attenuation of flows from Parcel TC7b prior to connecting to the existing MLR (Main Local Route) surface water sewer network discharging to basin 2C.

The application also seeks approval of a minor realignment of the footpaths. These will be reinstated away from the immediate banks of the reshaped basin and will allow space for amenity uses to the west of basin 2C.

Whilst these works will be disruptive for a time they are considered essential to provide effective drainage of the town centre area and to improve the current performance of basin 2C.

The existing outfall is proposed to be “abandoned” and the only concern about this proposal is that it should be rendered safe in the longer term as it includes a large and deep tank within the existing POS.

Following consideration, it was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to recommend support subject to an assurance that the abandoned outfall will be rendered safe for the longer term.

P/22/75 PLANNING APPLICATION – 22/2306/MRES LAND TO THE NORTH TILLHOUSE ROAD CRANBROOK TOWN CENTRE

The Committee considered Planning Application for 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 permission (6, 11, 14, 17, 20, 21, 22, 23, 24, 28, 36 and 37).

The application is for the northern section of the proposed development of parcels TC5 and TC6. These form part of the previously approved outline consent and therefore come forward as a reserved matters application. The southerly parts of these parcels will be dealt with by a separate full application.

The proposed layouts are attached within the committee documents showing the configuration of the thirty-one dwellings. Key to the layout is the presence of a gas main along the eastern and northern boundaries. Proposals for affordable housing are also attached. These bring forward both social rented and shared ownership properties.

This application is the first of the town centre residential applications to come forward and represents a very small percentage of the overall scheme. Whilst the proposals are generally acceptable and supported the following points need to be considered:

- a. Clarity on adoption of public areas including access to any areas that are proposed to be adopted by and managed by the town council;
- b. Protection of green spaces and verges from unauthorised parking;
- c. Parking provision - adequacy and proximity to the Education Campus;
- d. The layout of the road that runs east west along the northern boundary - with potential conflict with cyclists and pedestrians including those walking and cycling to school.

Following consideration, it was proposed by Cllr Ray Bloxham, seconded by Cllr Les Bayliss and **resolved to recommend refusal** and object on the following grounds:

- 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.
- 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.
- c. The housing is inappropriate and will further contribute to an unbalanced community.

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- 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.
- 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.
- f. The Council is concerned about the design of the parcel as to how the integrity of the gas main is protected.

The Committee noted Cllr Les Bayliss personal interest in application 22/2453/TRE, below.

P/22/76 PLANNING APPLICATION – 22/2453/TRE CRANBROOK EDUCATION CAMPUS TILLHOUSE ROAD CRANBROOK EX5 7EE

The Committee considered the application for for tree works as listed:

T1, Oak : Remove Major Deadwood above 50mm and clear around base for further inspection
T2, Oak : Remove Major Deadwood above 50mm and clear around base for further inspection
T3, Oak : Remove Major Deadwood above 50mm and clear around base for further inspection
T4, Oak : Remove Major Deadwood above 50mm and clear around base for further inspection
T5, Oak : Remove Major Deadwood above 50mm and clear around base for further inspection
G2 ,Ash : Dismantle to a pollard approx 3m high to leave the trunk as habitat
G3, Oak : Remove Over Extended Limb over the childrens pathway back to a suitable growth point
G6, Willow x 5 : Re-pollard (carpark trees).

Following consideration, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to recommend support.

P/22/77 PLANNING APPLICATION – 22/2422/MRES UNIT 9 EXETER LOGISTICS PARK WESTERN ROAD CLYST HONITON EX5 2GB

The Committee considered reserved matters application pursuant to the development of Plot DC9 for a 3,948 sqm warehouse unit (Use Class B8) and associated works together with amendments to existing estate road required to facilitate development pursuant to outline planning permission 17/0532/MOUT. The proposal includes the discharge of conditions 6, 7, 8, 9, 10, 12, 15, 16, 18, 19, 21, 24, 26 and 28 of outline planning permission 17/0532/MOUT.

Following consideration, it was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to recommend support.

The meeting closed at 7:56pm.

Signed:

Date: 14th November 2022

MINUTES

Committee: Planning Committee
Date: Monday, 5 December 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham
Alexandra Robinson, Cranbrook Town Council

P/22/78 APOLOGIES FOR ABSENCE

No apologies all were present.

P/22/79 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest by virtue of being a Member of East Devon District Council Planning Committee.

P/22/80 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 14th November 2022 as a correct record.

P/22/81 PUBLIC PARTICIPATION

None present.

P/22/82 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

(59) 22/2136/FUL 36 Books Warren. The committee noted the application had been refused at variance with the recommendations of the Planning Committee, albeit members of the committee had raised concerns about overbearing and loss of parking.

(60) The Committee had previously considered application 22/2248/FUL 36 Post Coach Way, for the provision of additional accommodation in the loft space to include front dormers and rear roof lights. EDDC re-consulted on the application because the description of the application on their website was originally inaccurate. There are no other changes to the application in this re-consultation. The committee previously resolved to support this application.

In considering the original application, the Committee relied on the plans which were accurate and not the description on the website. Therefore, the committee noted that the Council will not submit any further

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comments as the original comments to support remain valid and because this is essentially a tidying up exercise by the planning authority.

Items (52) and (53) South Whimple Farm, applications 20/2028/V106 and 20/1663/VAR the committee had previously expressed their disappointment that the development was proceeding despite the applications being as yet undetermined by the Local Planning Authority.

Following the Committee's request that the Council write to the three District Ward Members to raise concerns about apparent lack of planning control, there was a meeting with the Cranbrook New Community Manager who offered to provide an update in person to the Committee at a date to be agreed.

The Committee noted the updated Monitoring Report.

P/22/83 PLANNING APPLICATION – 22/2354/MFUL PARCELS TC5A, TC6 & TC7A TILLHOUSE ROAD, CRANBROOK TOWN CENTRE

The Committee considered the Planning Application for development of residential dwellings and associated car parking, roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities). For Parcels Tc5a, Tc6 & Tc7a Tillhouse Road Cranbrook Town Centre.

Members noted that the application adjoins application 22/2306/RES which the Committee considered on 14th November 2022 and **resolved to recommend refusal and object** on the following grounds:

- 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;
- 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;
- The housing is inappropriate and will further contribute to an unbalanced community.
- 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;
- 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;
- The Council is concerned about the design of the parcel as to how the integrity of the gas main is protected.

In reviewing the current application members noted that a number of these points were the same, namely

- The proposed parking strategy;
- The perpetuation of an unbalanced community;
- The protection of green spaces;
- Clarity on adoption; and additionally
- Adoption of drainage including responsibility for the proposed underground drainage tank in the public open space in front of the Education Campus.

The application seeks permission for 84 houses comprising a mixture of houses and apartments, providing 1, 2 & 3 bed properties. There are no affordable dwellings within this application. The properties generally have frontages onto either the Tillhouse Road or the public open space with vehicle access and parking provided in mews streets and parking courts to the rear. These mews streets/parking courts are broken-up where possible with pockets of soft landscaping and smaller dwellings providing active frontage onto these spaces. All dwellings will either have EV charging capability, or the provision for installation in future. In accepting that town centre densities will be higher than other areas of the town, that should not lead to a reduction in parking provision nor to development that is limited to small properties.

The committee noted that the application states that the units to the southern boundary of Parcel TC7a have been designed to minimise potential noise disturbance from the proposed skate park to the south.

Following consideration, it was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved to recommend refusal and Object** on the following grounds:

- 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

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residential and visitor parking to make adequate provision and that it will take account of future plans to expand the Education Campus;

- b. Rear parking courts are not supported as they are generally unpopular and underused leading to on street parking;
- 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.
- 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 parking areas need to be demised to residents;
- 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;
- 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/22/84 PLANNING APPLICATION – 22/2563/TRE 143 YOUNGHAYES ROAD CRANBROOK

The Committee considered Planning Application for tree works submitted on behalf of the Town Council as set out:

Oak (A001) carry out lateral pruning around a streetlight to ensure the statutory highways clearance is met.

Carry out crown raising to ensure statutory highways are met over Bat Roosts

Elm (T003) Fell

Elm (T004) Fell

The Chairman advised that ordinarily the Committee may be minded to simply offer **no comment** on its own application and leave the matter in the hands of the Tree Officer at EDDC, however it was felt necessary to clarify the incorrect and misleading information both in the application and in its public consultation.

The Committee noted that with regard to the public consultation, the information available to the public falls short of the standard that should be attained and may have caused confusion as to what is actually proposed. This is not acceptable as tree works and particularly tree felling is an area that many members of the community are concerned about. Similarly, the description on the EDDC public planning website is as set out in the agenda, repeated above in the heading to this section of the report and highlighted below:

Oak (A001): carry out lateral pruning around a streetlight to ensure the statutory highways clearance is met. Carry out crown raising to ensure statutory highways clearances are met over ?Bats roost?

Elm (T003): Fell Elm (T004): Fell.

143 Younghayes Road Cranbrook Devon EX5 7DR

The application relates to four trees but the description above refers to just three. Apart from the reference to tree A001 the proposed work to each tree is confusing with no mention of tree replacement which is an integral part of the proposed work. The location of the application is given as 143 Younghayes Road which is the cafe.

Four documents are published on the website. The application, a sketch plan, a tree survey and a landscaping plan. An extract from the application describing the proposed work is as follows:

- ***Oak tree, carry out lateral pruning around a streetlight to ensure the statutory highways clearance is met.***
- ***Carry out crown raising to ensure statutory highways clearances are met over “Bats roost”***
- ***Fell of a dead elm tree***
- ***Fell of a dead elm tree and replace using species- New Horizon Elm***

It is not possible to be clear on the proposals from the information given in the application form and whilst the application mentions photographs, which the contractors acting for the Town Council submitted these have not been published in the consultation. The application does not tie the work to the location of each tree nor to its tree number so the reader cannot determine which trees are to be cut back or felled. The tree numbers where provided are incorrect. The inclusion of the tree survey is understood but this does not identify the trees to be worked on.

To clarify for the committee, the proposed tree work is as follows:

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Tree Number	Tree Species	Location	Proposal
A001	Oak	Barn Orchard Public Open Space (Southern end).	Lateral pruning around street lamp
T003	Elm	Hayes Square POS	Fell and replace with New Horizon Elm
T004	Elm	Bats Roost	Fell
A005	Oak	Langworthy Orchard	Crown raising to ensure statutory clearances are met.

Following consideration, it was proposed by Cllr Les Bayliss, seconded by Cllr Barry Rogers and **resolved** to

a) to offer no comment on the specific proposals for tree works as the Town Council is the applicant and

b) to request that the Chair and Clerk raise the question of the quality of the application and of the consultation with both the Town Council's Contractor and the Local Planning Authority.

P/22/85 EAST DEVON DISTRICT COUNCIL – DRAFT LOCAL PLAN 2040

The Chairman advised that East Devon District Council are consulting on the draft Local Plan to 2040 and invited the Committee to consider the Town Council's response to the document. The Committee considered the report and the Town Council's response on behalf of Cranbrook, noting that the consultation period expired on 15th January 2023.

In summary, Cranbrook is not specifically addressed in this local plan. The Cranbrook plan was adopted in autumn 2022 and the Cranbrook Plan will oversee its development until this local plan and the Cranbrook Plan are superseded by a subsequent local plan that will follow that being consulted upon. It is proposed that the two plans (Local Plan to 2040 and the Cranbrook Plan) will operate in parallel.

Cranbrook is mentioned within the draft Local Plan but generally as an exception to the policies put forward. Whilst development in Cranbrook does not feature in the consultation draft, the strategic direction of the Plan and its overriding spatial strategy is to focus new development on the western side of the district including a new town and other major strategic developments close to Exeter.

The Vision and Objectives of the Plan are outlined in Chapter 2 and seek to deliver better homes and communities, a greener East Devon and a resilient economy are a vision that we can all subscribe to.

Specific objectives include:

- designing for health and well being;
- tackling the climate emergency;
- meeting future housing needs;
- supporting jobs and the economy;
- promoting vibrant town centres;
- designing beautiful and healthy spaces and buildings;
- our outstanding built heritage and natural environment;
- promoting sustainable transport; and
- connections and infrastructure supporting sustainable and thriving villages.

The difficulty is that the plan is site led and stems from land that is put forward by land owners and developers for development. This approach to plan making (which is common to recent East Devon local plans) constrains strategic thinking and strategic development. The result is that the plan is parochial and, most likely, the response to it will be parochial.

One of the key issues with any local plan is housing numbers. These attract a degree of criticism and objection. In essence EDDC has no choice in this matter and is required to deliver the numbers dictated to it by Government. The issues raised by the plan therefore are not about housing numbers but more about housing allocation and the strategy within which it is delivered.

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Given the scale of required development in the region, the approach of delivering a substantial percentage through a new settlement is probably the right way forward. The alternative is to add reasonably substantial additional housing to existing settlements and that approach would simply overrun existing infrastructure whilst not attracting the financial resources to improve it sufficiently.

The problem with the approach in the plan is two fold. Firstly it is not addressing the strategic infrastructure needs that will be required to underpin a new settlement on land to the south-east of Exeter and, secondly, it is not learning the lessons from the development of Cranbrook.

Given the current highway limitations and congestion around the A376 and A3052 there is a need to substantially improve the transport connectivity in that part of the District. One can have real sympathy with local residents living in that locality when they object to the development proposals (as they surely will) that are not properly underpinned with how the additional demands on infrastructure can be met. The highway infrastructure in that part of East Devon is already at or near capacity with lengthy delays at peak times. Existing public transport in that area is not a viable alternative to the car and that needs to be addressed. There is a distinct lack of vision to create a transport system around Exeter that is both efficient and affordable. Other European Cities manage it, why not here.

Clear collaboration with Exeter and its immediate travel to work area is required. It should be the starting point for this plan. Opportunities have been lost with the withdrawal from the work on the Greater Exeter Strategic Plan. This needs to be revived if the Plan is to succeed.

Cranbrook was conceived as a private development with developers delivering the strategy. The Planning Authority, whilst overseeing planning applications did not, and is not, exercising any authority as a development corporation and that omission is quite apparent. Equally both District and County Councils have withdrawn into their statutory responsibilities with regards to the Town which delivers a two-tier service within East Devon with Cranbrook expected to pay for itself and at the same time support the remainder of the District financially. If this approach is repeated in the new settlement the same mistakes will arise.

One of the very big errors in Cranbrook was attempting to manage public amenities through an estate rent charge and management company. This approach was grossly expensive to residents and provided a very poor service to the community. The Local Plan should address the issue of management companies and estate rent charges in relation to larger development. The approach does not work and Cranbrook proved that. Other Districts have addressed this point, but the draft local plan does not despite this being raised with the Planning Authority ahead of the local plan work.

Following consideration, it was proposed by Cllr Ray Bloxham seconded by Cllr Colin Buchan and **resolved** to respond to the draft local plan in the terms set out in the report above.

The meeting closed at 6:59pm.

MINUTES

Committee: Planning Committee
Date: Monday, 19 December 2022
Time: 7.00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

1 Member of the Public
Amy Thomas Redrow Homes
Martin Twigg Cardon Group
Neil Mantell LRM Planning
Alexandra Robinson, Cranbrook Town Council

P/22/86 APOLOGIES FOR ABSENCE

No apologies were received all were present.

P/22/87 DECLARATION OF INTERESTS

Cllr Ray Bloxham declared a personal interest in Agenda Item 8. By virtue of knowing the applicant's agent and would therefore abstain from the discussion or voting thereon.

P/22/88 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 5th December 2022 as a correct record.

P/22/89 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/22/90 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

(39) 21/3125/MRES Land East of Spitfire Way. Noted application approved in accordance with the Committee recommendations.

(71) 22/04/06/MOUT Land at Cobdens North of London Road noted that the outline application was initially, considered on 11th April 2022 where the resolution was to Object. The Chairman informed that given the Local Planning Authority (LPA) had circulated amended plans for the outline application for Cobdens expansion area after the agenda for 19th December had been published and there being insufficient time to hold another formal planning committee to meet the response deadline, the report and associated documents had been circulated to committee members for comment ahead of the Planning Committee.

However, it was noted by members that it was difficult to understand why the LPA should expect to consult on a major application over the Christmas and New Year period when the LPA itself is effectively closed.

The revised plans still contain the main reason for objection - the layout of the junction of the MLR (major local route) and London Road as well as a range of additional reserved matters that need clarification.

Members raised the following key points in their response:

- No frontage parking along the proposed MLR with rear parking for residents does not work. Residents will park wholly or mostly on the footpath or on verges as experienced elsewhere in the town. The parking bay provision in Tillhouse Road is better with frontage parking bays interspersed with trees to prevent, or at least discourage, verge parking.
- A more varied exterior pallet mix is sought. The proposed cream render with brick will not deliver a varied street scene as previously experienced along the ML R phase 2.
- Shared courtyard parking is not supported. It is underused leading to increased on-street parking.
- Block paving on adoptable roads should be resisted. Experience shows blocks are prone to early failure and DCC are unlikely to repair or replace like-for-like leading to a poor street scene. Surface changes can be provided by the use of coloured tarmac.
- The Density Plan seems to offer a better mix of market properties than in the rest of Cranbrook which is generally supported.

In summary, Planning Application 22/0406/MOUT had been previously consulted on by Committee members and was brought forward to note and ratify the report so that the comments could be submitted to the local planning authority within the deadline. The Committee noted and agreed the report for the local planning authority in respect of application 22/0406/MOUT and the recommendation as set out below:

The Committee supports the principle of development of the site in accordance with the Cranbrook Plan which has been adopted. However, with specific regard to the access, the committee **OBJECTS** to the proposals for the new site access junction with the London Road. The proposals are inadequate to cater for the anticipated number of vehicle movements in and out of the site (including school transport), particularly at peak times and particularly as the majority of Cranbrook traffic heads west towards Exeter. The proposed right turn out of the site is felt to be problematic and will lead to substantial traffic queues. In essence it replicates the issues currently associated with the Station Road junction which is problematic now with Cranbrook only 25% built. The committee is of the view that a roundabout or traffic light controlled junction (as a minimum) is required. Anticipated traffic congestion at peak times will lead to adjacent residential streets becoming rat runs as residents seek alternative access to and from London Road.

Whilst not a matter for this application there are a number of future reserved matters that require further discussion with the applicants ahead of any reserved matters application to resolve the following areas of concern:

- Proposals for the ownership, management and maintenance of SANG. The Town Council does not support a management company arrangement;
- Proposals for the ownership, management and maintenance of other public open space. Areas of POS that are due to be adopted by the Town Council or Parish Council need to be clearly identified at an early stage and prior to determination of the application;
- The mix of social housing units to deliver a more balanced community and provide a better balance between one, two, three and four bedroom social housing.
- Assurances that homes will be delivered in accordance with revised building regulations;
- The travel plan should be more specific as to how residents of the proposed development access bus services and how use of the car to commute to the train station can be minimised. The existing car park at the train station is not large enough to take a significant increase in commuting traffic.
- The Town Council has been consistent in objecting to the proposal that the neighbourhood centre be located adjacent to London Road. This will potentially lead to parking issues and highway safety concerns for pedestrians. In addition, the proposed location adjacent to the junction with London Road is unacceptable. It could also impact on town centre footfall by diverting passing trade away from the town centre.

- The District Council halted the request for a boundary review because the Cranbrook Plan remained unresolved and because there were objections from surrounding parishes. The Town Council remains of the view that the town should be administered by a single local authority. Whilst that view remains it is also considered that all Parishes including those that surround the town are entitled to some certainty of the future as that would colour their approach to this application and others that seek to expand the town to the proposed c8000 homes.

(72) 21/2509/MOUT Land at Tillhouse Road Court Royal and Crannaford Lane will be brought forward to the next meeting to be held on Monday 16th January 2023.

(52) and (53) South Whimble Farm, applications 20/2028/V106 and 20/1663/VAR - EDDC Cranbrook New Community Manager will attend the next meeting of the Committee to update members.

The Committee noted the updated Monitoring Report.

P/22/91 PLANNING APPLICATION – 22/1532/MOUT TREASBEARE EXPANSION AREA LAND TO THE NORTH OF TREASBEARE FARM CLYST HONITON EX5 2DY

The Chairman welcomed Amy Thomas of Redrow Homes, Martin Twigg of Cardon Group and Neil Mantell of LRM Planning and invited them to update Members on the revised outline planning application. Neil Mantell provided a summary of the revisions for the Treasbeare expansion area within the master plan, raising the following key points:

Allocation of land use – dwellings, education, amenities, Gypsy & Traveller provision, District Heating, SANGS (Suitable Alternative Natural Greenspace) and employment.
 Discussion with Devon CC on flow of traffic and traffic management to improve use of London Road
 Strong green infrastructure, pedestrian routes
 Biodiversity net gain from both development parcels and SANGS – extensive biodiversity surveying
 Strong landscaping,
 Access and routes across the London Road with suitable crossing points – to be determined subject to Devon CC approval
 Access to the Gypsy and Traveller site
 Sports pitches and pavilion
 Drainage to be developed to current adoptable standard by South West Water

In relation to the agenda item 6 (Treasbeare Expansion Area) one member of the public raised queries in relation to the application regarding safe access to Parsons Lane, possible rerouting access to the Gypsy and Traveller site and the suggestion of a footbridge

The Chairman thanked the three representatives from Redrow, Cardon and LRM Planning for the update on the application and for the responses to questions raised by the Committee.

The Committee considered the Outline Planning application for up to 1,035 residential dwellings; a neighbourhood centre with a maximum of 3,000sq.m gross of ground floor space (Use Class E and sui generis (hot food takeaways, betting shops, pubs/bars)); a two form entry primary school, with early years provision (Use Class F1); public open space, including formal open space, formal play space, allotments, amenity open space and SANGS land (suitable alternative natural greenspace); a sports hub comprising playing pitches, tennis courts, a multi-use path and a pavilion (Use Class F2); up to 10.26ha of employment land (Use Classes E(g), B2, B8 and an extension to the existing Cranbrook Energy Center); 5 serviced pitches for gypsies and travellers; sustainable drainage systems; and associated infrastructure. All matters are reserved for future consideration aside from access. Principal access is to be provided from four points off London Road (B3174), with additional access points proposed for pedestrians and cyclists.

The Chairman reminded Committee that this was a resubmission of the application with revised plans, and the application lies within an adjoining parish.

In summary the revisions relate to:

- Safeguarded space for Energy Centre expansion;
- Additional public transport / pedestrian and cycle link to the western boundary with further revisions to vehicular links;
- Enhanced buffers for hedgerows and trees;
- Revised location for a LEAP (local educational area play);

- Revised shape for residential parcels;
- Primary school enlarged;
- Revisions to SANG;
- Gypsy / Traveller site re-shaped;
- Relocation of pedestrian access to the Country Park from SANG;
- Some changes to building heights;
- Changes to the green infrastructure plan;
- Changes to the highway access and layouts - details below;
- Changes to Parsons Lane;
- Interim traffic calming arrangements;
- a revised illustrative masterplan; and
- some revisions to other plans including within the design and access statement.

The Committee previously considered this application on 15th August 2022 when it **resolved to support the principle of development** as proposed but urged both the applicant and Local Planning Authority to resolve the issues around adoption and the re-design of London Road.

In discussion at the August meeting the Committee considered a number of points relevant to any outline approval of the principle of development of the site. In particular:

1. The expansion of Cranbrook is subject to the Cranbrook Development Plan (DPD) which had been found sound subject to some modifications. This established the principle of development.
2. Clarity on adoption. The proposals are, in general terms, that adoption will be either by one of the principal authorities, the town council or a management company. Whilst Cranbrook Town Council has demonstrated its willingness to adopt public open space, there remain a number of questions around the standards of delivery of drainage and to what extent the water authority will adopt, the adoption of in-parcel infrastructure including tarmac cycle ways and certain in-parcel roads, the adoption and future management of SANG and the fact that the application sits outside the Parish of Cranbrook and would require the District Council to proceed with a Community Governance Review - having stopped the previous attempt by the Town Council to move this forward. The District Council cited the fact that, at the time, the DPD remained unresolved. That is no longer the case.
3. Uncontrolled junctions on to the B3174, especially that nearest the east, are dependent upon a redesign and reduction of speed limit to 20mph on London Road. This is outside the control of the applicant and therefore would need to be taken forward by DCC and LPA independently of this development. The timescale for this is unclear and there is a need to clarify how this might be moved forward should the redesign of London Road be delayed. Without the re-design of London Road and the consequent reduction of the speed limit to 20mph, the junction proposals are problematic.
4. Mention is made of the indicative location of the proposed neighbourhood centre. The fact that the original LPA proposal to straddle London Road has been amended to now have an in-parcel centre is a welcome improvement. The expansion of Cranbrook to the south-west and the inclusion of the land illustrated within the proposed master plan has been the subject of wide consultation over a long period. The Town Council has been broadly supportive of the proposed expansion of the town and would not seek to object to the principle of development in this case.

The committee noted that in reviewing the observations made in August it is difficult to see how the question on clarity of adoption can be resolved whilst the issue of a Community Governance Review remains unresolved. This awaits a meeting to be arranged by the Chief Executive of EDDC to determine the attitude of the surrounding Parishes to such a proposal. This discussion will need to consider how public open space will be managed in this development. Additionally, revised proposals have been brought forward to address the access points on to the London Road. These are dealt with in more detail below.

Adoption aside the principal Committee concerns on this outline application related to the junctions with the London Road. This aspect is key given that in this outline planning application all matters are reserved for future consideration aside from access. Principal access is to be provided from four points off London Road (B3174), with additional access points proposed for pedestrians and cyclists.

Members previously raised considerable concern about highway safety around the junction leading to the gypsy / traveller site. This stems from the poor visibility and traffic speeds associated with the area around

the bridge over the Rockbeare Stream - an issue that previously led to the Highway Safety Officer ordering closure of the pedestrian link.

The revised plans include interim and final designs for the principal junctions and include access to the employment area to the west (opposite Station Road) where a new design for the junction has been submitted. In addition, revised interim and final designs for the principal access to the site east of Younghayes Road are included, these are for the double roundabout which has been amended. Revised designs for Parsons Lane are submitted including additional pedestrian access across the roundabout.

Revised interim and final designs are submitted for the gypsy / traveller access to the east of the parcel. These are supported with traffic calming measures to the east of the Rockbeare stream as well as further measures proposed for London Road. These proposals are helpful in seeing the commencement of the changes to London Road that were called for at the August meeting.

In noting that the Committee's issues regarding adoption await the action by East Devon District Council Chief Executive Officer and that the applicants have materially addressed the question of a reshaping of London Road, the committee considered that the outline proposals now submitted were broadly acceptable.

Following consideration, it was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **resolved** to:

1. **Support the general principle of outline development as proposed;**
2. **Welcome the additional measures regarding the access points as well as the proposed changes to calm London Road;**
3. **Concern at safety of crossing point at the junction of the Gypsy and Traveller site; suggestion to remove the toucan crossing and replace with a cycle way that heads east over the Eon bridge and crosses the B3174 at the Tillhouse Track and further suggest to relocate the Gypsy and Traveller access to be routed via Parsons Lane.**
4. **Recognise that for now this application lies within an adjoining parish;**
5. **Seek further clarification on the questions around adoption once the Chief Executive of EDDC has taken forward the initial consultation with surrounding parishes on the principle of a further community governance review.**

P/22/92 PLANNING APPLICATION – 22/2411/MRES CRANBROOK INGRAMS LAND CRANBROOK NEW COMMUNITY LAND NORTH OF LONDON ROAD

The Committee considered 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.

The application is for ten dwellings on land opposite the attenuation basin to the north of Ingrams Sports Centre. The Committee noted it offered a good mix of dwellings made up of six detached 4-bed properties and four 3-bed homes one of which is detached and three in a small terrace with acceptable parking provision. Members expressed that whilst eight of the properties have kerbside bin collection there are two proposed shared bin collection points which serve the two detached properties with large driveways. This arrangement is considered unnecessary as both properties could have kerbside collection arrangements and the location of the proposed bin collections points are unneighbourly in that they are immediately adjacent to other properties. The Committee further noted that whilst three affordable homes are proposed that this is a missed opportunity given that there is a shortage of four bedroom affordable homes. The committee sought clarity on adoption which needs to be resolved prior to approval.

Following consideration, it was proposed by Cllr Les Bayliss, seconded by Cllr Barry Rogers and **resolved** to 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:

- 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.
- Clarity is sought on adoption prior to approval.

The Chairman having previously declared a personal interest in the following item, did not take part in the discussion or voting thereon.

P/22/93 PLANNING APPLICATION – 22/2565/FUL BLUEHAYES HOUSE, BLUEHAYES BROADCLYST EXETER 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.

The Vice Chairman referred members to the report which noted that the application to subdivide the existing dwelling and extend the ground floor is reflected in its planning history which confirms that the property has in the past been granted planning permission for subdivision to two dwellings and that the proposed extension is identical to that approved under planning application reference 20/0566/FUL.

One dwelling is proposed as five bedroom and the other four bedroom. The existing garden will be divided to create two private gardens. The external appearance will be altered by the addition of extensions to the side and rear and the replacement of the entrance portico. Access to each dwelling will be provided with allocated parking and turning. Access to dwelling two (to the north of the site) will be upgraded by use of a no-dig process to protect existing tree roots. Surface water drainage will remain as existing and foul water will be via a waste treatment plant.

In noting that the site is described as “in the countryside” for planning policy purposes, the site is surrounded by new existing and proposed strategic urban development. The site is sustainable being accessible to both public transport, employment and facilities in Cranbrook. There appears to be no material planning grounds on which an objection could be based.

Following consideration, it was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **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.

P/22/94 DRAFT EAST DEVON DISTRICT COUNCIL 2040

The Chairman reminded Members that the Committee previously considered the draft East Devon District Council Local Plan at its meeting of 5th December 2022 making a variety of comments on the Districts strategic approach including the need to learn the lessons from the delivery of Cranbrook. (Minute P/22/85).

The draft plan includes at strategy 33 the requirement to connect to district heating where the development is within 1 km of an existing network, or where no network exists, to create a new heat network for proposals over 1200 homes or 10 ha of commercial space.

Every winter, as soon as there is a cold snap, there is a major failure of the District Heating in Cranbrook. It is not always the same issue and this year another issue has arisen with apparent widespread failure of valves in individual HIUs (Heating Interface Units). The resilience of district heating needs to be addressed as part of the proposed strategic requirement.

The cause of the current issue will have to be determined but it has left many homes without heat and hot water throughout a very cold weekend of 10th and 11th December with many still in that position whilst ambient temperatures have been at or below zero. Whilst it is not clear as to why so many individual HIUs failed at the same time it is clear that the system lacks resilience and Eon do not have the resources to respond. Residents were unable to report the issues to the Eon contact centre. Some reported hanging on for two hours. Some eventually only managed to do so by sending a Facebook message to the Council's appointed Eon liaison member who in turn contacted senior staff at Eon who passed the details to the engineer on site which is not acceptable.

Equally Eon clearly has limited engineering capability and whilst the few engineers worked through Saturday 10th December into the evening, it was insufficient resources to provide a response with residents waiting a few days without heating and hot water.

Eon did provide a limited number of electrical heaters but they do not heat a home. Some families moved to stay with relatives but some vulnerable residents remained at home with no heat.

With the draft local plan setting out a strategy of rolling out District heating in larger developments, the LPA needs to ensure that the strategy is properly supported with operational resilience and the capacity to respond to system failures which in the current case it is not.

Whilst the LPA insisted on the current district heating, it was not a party to the master agreement which is confidential between Consortium and Eon and as a result has no knowledge of any service level agreement nor any knowledge of sanctions in the event of that SLA not being reached. The strategy 33 of the draft local plan not only needs to address resilience but it needs to ensure that the LPA is a party to any contractual agreements so that it can exercise due control as a planning authority.

Following consideration, it was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **resolved** to further respond to the draft local plan in the terms set out in the report above seeking assurances that the strategic requirement in Strategy 33 of the draft local plan to connect to district heating be fully supported with operational resilience and the capacity to respond to system failures.

The meeting closed at 9.02 pm.

MINUTES

Committee: Planning Committee
Date: Monday, 16 January 2023
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Barry Rogers

Also Present

Alexandra Robinson, Cranbrook Town Council

P/23/01 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Cllrs Kevin Blakey and Colin Buchan and Thea Billeter, Cranbrook New Community Manager.

P/23/02 DECLARATION OF INTERESTS

None Declared

P/23/03 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Matt Bayliss and **resolved** to accept and sign the minutes of the meeting held on 19th December 2022 as a correct record.

P/23/04 PUBLIC PARTICIPATION

There were no members of the public present.

P/23/05 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

Items (52) and (53) South Whimple Farm, applications 20/2028/V106 and 20/1663/VAR. The Chairman updated Members that Thea Billeter East Devon District Council, Cranbrook New Community Manager had to withdraw her attendance at the meeting due to unforeseen circumstances, but that a new date for her to attend would be arranged.

The Chairman referred to the written responses from both the New Community Manager and the Service Lead with regard to the planning control of South Whimple Farm and regarding a number of householder application decisions that the Committee had questioned. Since members sought further clarification on a number of points raised, the Committee requested that the Cranbrook New Community Manager be invited to a future meeting at the earliest opportunity.

(72) 21/2509/MOUT Land at Tillhouse Road, Court Royal and Crannaforde Lane Cranbrook

The Chairman informed that given the Local Planning Authority (LPA) had circulated amended plans for the outline application for Land at Tillhouse Road, Court Royal and Crannaforde lane after 19th December had been published and there being insufficient time to hold another formal planning committee to meet the

response deadline of 6th January, the report and associated documents had been circulated to committee members for comment ahead of the Planning Committee.

In summary, Planning Application 22/2509/MRES had been previously consulted on by Committee members and was brought forward to note and ratify the report so that the comments could be submitted to the local planning authority within the deadline. The Committee noted and agreed the report for the local planning authority in respect of application 22/2509/MRES and the recommendation as set out below:

To **OBJECT** on the grounds that whilst the realignment of the crossing point in Crannaford Lane and the introduction of a second crossing to the east is supported, the pedestrian crossing approach markings do not provide sufficient restrictions on parking at the junction and generally around the entrance to the Education Campus.

Whilst the introduction of landscaping around the Education Campus is understood as a visual improvement, the proposals do not deter verge parking and this will undoubtedly arise if these proposals are implemented as set out in the plans. There needs to be robust measures to prevent inappropriate parking around the junction outside the Education Campus.

Whilst the use of varied surface treatments is welcomed the question remains whether or not the highway authority will adopt and maintain surfaces other than tarmac.

The Committee noted the updated Monitoring Report.

P/23/06 PLANNING APPLICATION – 19/0554/MFUL LAND AT ELBURY MEADOWS BROADCLYST

The Committee considered application for change of use of existing agricultural land to Suitable Alternative Natural Green Space (SANG) with associated infrastructure for use and access for land at Elbury Meadows (North Of Cranbrook Country Park) Broadclyst Exeter.

The Chairman reminded members that this application had been considered by the committee on two previous occasions - 20th May 2019 (Minute 19/20) and 23rd November 2020 (Minute 20/191). This matter now comes forward for a third time with revised plans which are associated with the Bluehayes expansion plans which were before the Committee at the same time. The change of use to SANG relates to the parcel of land to the east of Bluehayes and south of the railway line, the land will be accessed through the existing Cranbrook Country Park via three new bridges. It was noted that the application was amended in 2020 to take account of statutory consultee comments on the proposed planting, layout and access points into the site. Additional comments have been received requesting confirmation of the proposed phasing and delivery of the SANG land, and the management principles to be adopted and a SANG Delivery, Enhancement and Management Strategy is submitted with the application. This includes information on the proposed phasing, visitor infrastructure, habitat creation, and the management strategy principles to be adopted.

The proposed use of self binding gravel and mown paths is fully supported. These offer all weather access and the proposed layout provides ample circular walks linking through the three bridges to further walks within the country park. The site is used unofficially by the community today and the proposals in the application are a natural extension to the facilities in the Cranbrook Country Park which is very well supported and appreciated by the community.

The absence of a car park at the east of the site is supported. Whilst, in principle, there is an expectation for a car park, there is adequate general parking provision around the site. The site is accessible from a variety of directions including from the country park via the foot bridges in the majority of cases and the provision of parking at the east of the site (as previously proposed) would undoubtedly be used as school drop off and pick up parking.

The Council is also very supportive of the specific proposals for site management by the Town Council. The financial contribution proposed is acceptable and the Council is confident that it can deliver on these proposals and has clearly demonstrated that it has the capability, not only by its management of the country park but also by the recent BALI award for management of the country park as an asset accessible by the community.

The Committee considered the management proposals and intended layout to be acceptable together with the self-binding and mown paths with three timber bridge access points linking the area of SANG to the

Country Park . Following discussion, it was proposed by Cllr Barry Rogers, seconded by Cllr Matt Bayliss and **Resolved to Support** the application.

P/22/07 PLANNING APPLICATION – 19/0620/MOUT CRANBROOK EXPANSION ZONE WEST LARGE SITE STATION ROAD BROADCLYST

Outline planning application with all matters reserved except access to the existing highway network for the expansion of Cranbrook comprising up to 870 residential dwellings; C2 residential institutions; one primary school (Use Class F1) with early years provision (Class F1/E); mixed use area including Use Classes C3 (Residential), E (Commercial Business and Service Uses), F1 (Learning and Non-residential institutions), F2 (Local Community Uses), and sui generis (hot food takeaways, betting shops, pubs/bars) (Class E and sui generis uses to comprise up to 1,500 sq metres gross); recreation facilities and children's play; green infrastructure (including open space and Suitable Alternative Natural Greenspace (SANG)); access from former A30, Station Road and Burrough Fields and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses

The Chairman advised that the application was previously considered on 20th May 2020 when the committee **resolved** to support the application in principle but recommend that the Committee's concerns be addressed regarding the potential difficulties in road traffic management at the proposed roundabout or junction which would connect Bluehayes Lane and the B3174 in such close proximity to the existing roundabout at Gate A in Cranbrook. The application again comes forward with amended plans and the principle of development of the site has been established by the finding sound of the Cranbrook Plan (DPD). The application proposes three new junctions, which include a new roundabout access connecting the site to the B3174 (London Road). A new junction with Station Road at roughly a mid-point on the western boundary and a new connection to the MLR adjacent to the train station. In broad terms these three connections appear to be acceptable providing a safe link to the London Road.

However members, noted that there remains the potential issue of highway safety with the proximity of Bluehayes Lane to the new roundabout but there appears little opportunity to address that unless the lane is re-routed into the parcel and that is unlikely. Bluehayes Lane falls outside the red line of this application. The issue is mitigated by the relatively low levels of traffic movements and slow speeds. Members are aware of the Treasbeare access proposals which provide access by another roundabout east of Younghayes Road. The Committee further noted that comments raised during the progress of the DPD included objections to a neighbourhood centre on London Road, however, this has been addressed and replaced with a small mixed use development which is unlikely to give rise to the same concerns. This and the remaining matters will come forward in detail if and when a reserved matters application is submitted.

The parcel contains an area of preserved parkland which will form Public Open Space managed by the town council. There is also an area of SANG to the east of the site which is dealt with under the same arrangements as the wider linked SANG proposals for Elbury Farm.

Following discussion, it was proposed by Cllr Les Bayliss, seconded by Cllr Matt Bayliss and **Resolved to Support** the application.

The meeting closed at 6:55pm.

MINUTES

Committee: Planning Committee
Date: Monday, 30 January 2023
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Kim Bloxham
Cllr Sam Hawkins
Thea Billeter, East Devon District Council
Alexandra Robinson, Cranbrook Town Council

P/23/08 APOLOGIES FOR ABSENCE

No apologies, all were present.

P/23/09 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest by virtue of being a Member of East Devon District Council Planning Committee.

P/23/10 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 16th January 2023 as a correct record.

P/23/11 PUBLIC PARTICIPATION

There were no members of the public present.

P/23/12 MONITORING REPORT

The Chairman welcomed Thea Billeter, Cranbrook New Community Manager, East Devon District Council. The Chairman had written to the Local Planning Authority on behalf of the Committee to which the Council had received a response in respect of queries in relation to South Whimple Farm. applications 20/2028/V106 and 20/1663/VAR and householder decisions.

The following key points were noted in response to queries raised by Members:

- Planning considerations relating to South Whimple Farm applications 20/2027/V106 and 20/1663/VAR were now progressing and it was hoped that Highway considerations would also move forward.
- Clarification on Planning Consent and Conditions of Occupation
- Connection to an alternative heating source, Air Source Heat Pumps was considered more viable than connection to the local District Heating System for the small development.

- Intention to achieve good development throughout.
- Parking as a Planning consideration among wider development in the town and for individual householder applications, case by case basis.
- Planning condition that garage space to meet minimum required standard.
- Cranbrook Development Plan, Design Policy revised to reflect garages as provision for wider vehicle storage other than cars specifically bicycles. The retention of bicycle storage is a material consideration in any application to convert garage space into living space.
- The Cranbrook Development Plan removes the garage space from the overall calculation within the Parking Strategy.
- Impact of Local employment opportunities on car/vehicle ownership and parking requirements for social and commuting purposes.
- Peak traffic and parking issues during school 'drop off' and 'pick up' times.
- Certificate of Lawfulness and Permitted Development Rights.

The Chairman reported on items within the Monitoring Report:

(64) Education Campus, 22/2453/TRE and (67) 143 Younghayes Road 22/2563/TRE – both applications for Tree Works, the Committee noted that the applications were approved by the Local Planning Authority in accordance with the Town Council's recommendations.

(75) Morrisons Supermarket 22/2789/ADV – Illuminated signs for the Supermarket. The Committee considered the application in advance of the meeting due to the timescales and noted that the proposals as set out in the application appeared fairly standard for the type of use and were therefore acceptable. The Committee brought forward the application to ratify and record its support.

(77) 24 Northwood Acres, Certificate of Lawfulness for the construction of a single storey rear extension. The Committee noted that it was not formally consulted as the application would proceed under permitted development rights and had been approved by the Local Planning Authority.

The Committee noted the updated Monitoring Report.

P/23/3 PLANNING APPLICATION – 23/0080/FUL – 32 YARLINGTON MILL CRANBROOK

The Committee considered application for proposed first floor side extension over existing garage and single storey rear extension.

Members noted the application is located immediately to the north-west of the Tillhouse Farm Dairy building and the rear garden (the location of the proposed rear single storey extension) is alongside the site of Tillhouse Farm. There is no impact on available parking.

The proposal is for a first floor extension above the existing garage and a new ground floor (single storey) extension to the rear. Whilst the first floor extension has windows to the front and rear elevations, there is no increase in overlooking and therefore no privacy impacts. The rear single storey extension which abuts the rear of the garage is of a similar height to the existing garden wall and therefore creates no amenity concerns. Proposed materials are in keeping with the existing property. Overall, the proposals appear entirely acceptable.

Following discussion, it was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved to support** the application.

P/23/14 PLANNING APPLICATION – 21/2509/MRES – LAND AT TILLHOUSE ROAD COURT ROYAL AND CRANNAFORD LANE

The Committee noted that it has seen a number of iterations of this application and has consistently raised concerns about highway safety and inappropriate parking around the education campus.

Since the last meeting of the Committee further revised plans have been prepared proposing the following changes:

- The road markings indicating the approaches to the crossing points have been extended further south along the northern side of Tillhouse Road before the crossing over Crannaforde Lane and further east along the southern side of Tillhouse Road up to the entrance to the parcels TC7a&b;
- Bollards have been introduced onto the western 'planted' verge, on the north side of Tillhouse Road near to Crannaforde Lane;
- Detail has been added to the plan to explain how the verge will be planted with a robust range of species, as a 'low level planted verge' to both deter and seek to prevent parking;
- Two similar small low level planted verges have been removed from the south side of Tillhouse Road to increase parking provision, and
- The two remaining verges at the eastern end marked on the plan as proposed to include the low level robust planting mix as well.

The proposed low level planting used in all three verges is a mix of species designed specifically for the location and to help both deter and prevent parking. The row of bollards added to the western now deliver a physical protective and preventative measure as requested.

Following discussion, it was proposed by Cllr Colin Buchan seconded by Cllr Barry Rogers and **Resolved** that provided these proposals are acceptable to both the Highway and Planning Authority **the Committee withdraw its previous objection and will now support the application. The Town Council would like to ensure that any parking offences on both the pedestrian crossings and approaches are enforceable and request that the Consortium bring forward a TRO (Traffic Regulations Order) prior to adoption.**

P/23/15 PLANNING APPLICATION – 23/0093/FUL – 15 GREAT ORCHARD CRANBROOK

The Committee considered application for loft conversion including two new dormers on the front of the property.

Members noted that the application would provide a bedroom and en-suite bathroom in the current loft space with two dormers to the front elevation and further that as the property faces the ecology park there are no concerns about potential overlooking nor loss of amenity. The design is acceptable and in keeping with the existing street scene. Overall there are no material considerations that would merit an objection.

Following discussion, it was proposed by Cllr Ray Bloxham, seconded by Cllr Kevin Blakey and **Resolved to Support** the application.

The meeting closed at 7:35 pm.

MINUTES

Committee: Planning Committee
Date: Monday, 20 February 2023
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Alexandra Robinson, Cranbrook Town Council

P/23/16 APOLOGIES FOR ABSENCE

An apology was received on behalf of Cllr Matt Bayliss.

P/23/17 DECLARATION OF INTERESTS

None declared.

P/23/18 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 30th January 2023 as a correct record.

P/23/19 PUBLIC PARTICIPATION

There were no members of the public present.

P/23/20 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

(76) 32 Yarlinton Mill, Cranbrook 23/0080/FUL, the application was approved in accordance with the Committee's recommendations however members noted that consent was granted with a condition to not use the flat roof as a balcony or any other amenity to prevent overlooking or loss of privacy to neighbours.

The Committee noted the updated Monitoring Report.

P/23/21 PLANNING APPLICATION – 19/1798/MOUT – LAND WEST OF GRIBBLE LANE ROCKBEARE

To consider outline application for the construction of up to 180 dwellings and associated infrastructure, with all matters reserved apart from access.

The Chairman referred Members to the report in which it was noted that the application is within an adjoining parish being located on land administered by Rockbeare Parish Council and had been considered previously on 3 February 2020 (minute P/20/05), and 7th December 2020, (minute P20/73) the comments made on both occasions reflected the incorrect allocation of land for SANG, Suitable Alternative Natural Greenspace

(compared with the Cranbrook Plan), the low percentage of affordable housing and the fact that these properties were not evenly distributed across the development, but clustered.

This application is all matters reserved except for access and detailed plans are submitted for a new access on to the London Road. Given that this application represents a small part of the proposed Grange expansion area the principal access needs to be considered in light of the eventual housing numbers for Grange and the likely number of vehicle movements. The other aspect is the fact that there are already a number of proposed access points on to this stretch of the London Road including those into Cobdens, the Ingrams residential development, Ingrams sports centre, Farlands and the proposed eastern gypsy and traveller site as well as smaller access points into dwellings and other small developments.

The application makes mention of proposals to reduce speed on London Road and this application would appear to be dependent on those measures coming forward. The detail of the proposals to change the nature of London Road needs to be clarified in order to properly judge this application.

With regard to the location of proposed SANG Suitable Alternative Natural Greenspace- this appears to be closer to the provisions in the Cranbrook Plan.

What is not addressed is the future management and maintenance of both SANG and public open space of which both are present in some considerable quantity. This needs to be addressed in the reserved matters application.

Whilst there appeared to be no further information in the revised plans about social housing this needed to be addressed in any reserved matters application.

Following discussion, it was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** that 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 **objects** 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.

The meeting closed at 6:50 pm.

MINUTES

Committee: Planning Committee
Date: Monday, 24 April 2023
Time: 6.00 pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Two Members of the Public
Alexandra Robinson, Cranbrook Town Council

P/23/22 APOLOGIES FOR ABSENCE

No apologies were received, all were present.

P/23/23 DECLARATION OF INTERESTS

None Declared.

P/23/24 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 20th February 2023 as a correct record.

P/23/25 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/23/26 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

(65) 22/2422/MRES - Exeter logistics park has been approved in accordance with the recommendation of the Committee.

(71) 22/0406/MOUT – Land at Cobdens North of London Road, will be considered by East Devon District Council Planning Committee on 25th April 2023

(78) 21/2509/MRES - Land at Tillhouse Road, Court Royal and Crannaford Lane had been approved by East Devon District Council Planning Committee on 24th March 2023 in accordance with the recommendation of the Committee.

(79) 23/0093/FUL – 15 Great Orchard, the householder application had been approved in accordance with the recommendation of the Committee.

(82) 23/0352/FUL - Greenacres, Bluehayes, Broadclyst. The Committee brought forward the application to ratify the recommendation of no objection on the basis that both elements were considered acceptable.

(83) & (70) 22/2565/FUL - Bluehayes House, Bluehayes, Broadclyst. The Committee previously considered the application December 2022 but noted that the Local Planning Authority had reclassified it as a Major Application. The Committee brought forward 22/2565/FUL to restate the recommendation of no objection.

The Committee noted the updated Monitoring Report.

P/23/27 PLANNING APPLICATION – DCC/4336/2023 – LAND BETWEEN MOSSHAYNE LANE, EXETER AND SHERCROFT CLOSE BROADCLYST

The Chairman referred to the Devon County Council application for the 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.

The Committee noted that it was an adjoining parish application. Once on Station Road the trail is intended to tie into facilities of the Bluehayes (west) expansion area which will then connect with London Road and Cranbrook Train Station. The trail is aimed at recreational users as well as commuters.

Following discussion, it was proposed by Cllr Matt Bayliss, seconded by Cllr Les Bayliss and **Resolved** 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.

P/23/28 PLANNING APPLICATION – 23/0554/MFUL – 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)
Parcels TC3 And TC8b Land Off Court Royal And Badger Way Cranbrook**

The application relates to two town centre parcels - TC3 and TC8b, where TC3 is located to the west of Court Royal and TC8b to the south of Badger Way and to the east of the Cranberry Farm Public House. The principle of development has been established by the finding sound of the Cranbrook Plan. Whilst the Committee considered the general layout and design of the development as generally acceptable, specific elements of the application were raised:

1. **Public Open Space** One area of public open space is located on each parcel for adoption by the Town Council. These are both accessible by contractors and raise no concerns.
2. **Waste Collection** The proposals for TC3 are acceptable and this is due to the reasonable highway adoption proposals which allows recycling and refuse vehicles to readily access kerb collections. With regards to TC8b the opposite is true as limited highway adoptions lead to unreasonable demands on residents to move refuse and recycling long distances to a few bin collection points. Increased highway adoption would resolve this point.
3. **Highway Adoption** Proposals for TC3 are acceptable but not for TC8b. Restricted highway adoption for TC8b leads to constraints on refuse and recycling collection.
4. **Parking** Rear parking on TC3 will lead to on-street parking and obstruction along Court Royal unless parking restrictions are included. This is also so with TC8b although to a lesser degree.
5. **Housing Mix** The Tenure Plan sets out the layout and mix of house types including the location and number of affordable homes. Given the town centre location of the parcel this would seem to be acceptable.

Following discussion, it was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **Resolved** to accept the proposed development, general layout and design but to **Object** to the following key elements:

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.
2. The limited highway adoption proposals for TC8b are not acceptable and directly lead to the issue described at points 1 above.
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.
4. House types provide limited variation in design and colour palette.

P/23/29 PLANNING APPLICATION – 23/0511/MFUL – LAND TO THE SOUTH OF TILLHOUSE ROAD

Full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities) Land To The South Of Tillhouse Road Cranbrook

The application relates to parcel TC7b which is currently being used as the compound situated to the south of Tillhouse Road. The principle of development has been established by the finding sound of the Cranbrook Plan. Whilst the Committee considered the general layout and design of the development as generally acceptable, specific elements of the application were raised:

1. **Public Open Space** One area of Public Open Space POS is designated as for future adoption by the Town Council - this is highlighted in yellow on the Landscape Adoption Plan and is located at the southern boundary where the site adjoins the existing Persimmon development at Luccombe Oak. This area is hedgerow with verge either side. The landscape adoption plan has to be read in conjunction with the proposed hedgerow management plan which sets out details of hedgerow management for the town centre parcels. Access for hedge cutting will require Council contractors to pass over private land and this does need to be resolved to avoid conflict. The alternative is for the developers to assign the relevant boundary(s) to residential properties.
2. **Waste collection** The refuse plan provides information on the expectation placed upon residents to move waste and recycling to specified bin collections points. These plans would appear to be unrealistic and unworkable. Given the volume of waste containers in use (green box, green bag, food box, garden waste, and residual waste) and the proposed distances that residents will need to wheel or carry waste, it is unlikely that residents will find these arrangements attractive and this could lead to bin collection points becoming unattractive and unhealthy storage areas as has been the experience in the town to date. This proposed arrangement seems to stem from the limited highway adoption and the fact that the refuse collection teams are unwilling to enter private land. A revision of the s38 adoption plans could easily resolve this issue.
3. **Highway adoption** As referred to in the preceding paragraph, the proposed limited highway adoption has consequences for other aspects including refuse collection and POS maintenance.
4. **Parking** Rear parking is proposed for those properties fronting the Main Local Route MLR. Whilst understanding the rationale this will lead to on-street parking along the MLR unless parking restrictions are imposed.
5. **Housing mix** The Tenure Plan sets out the layout and mix of house types including the location and number of affordable homes. Given the town centre location of the parcel this would seem to be acceptable.

Following discussion, it was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **Resolved** to accept the proposed development, general layout and design but to **Object** to the following key elements:

1. Public open space that is designated on the Landscape Adoption Plan for adoption by the Town Council is mostly inaccessible unless by access over private land. This needs to be resolved either by a redesign or by transferring the proposed POS to the householders.

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.
3. The limited highway adoption proposals are not acceptable and directly lead to the two issues described at points 1 and 2 above.
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.
5. House types provide limited variation in design and colour palette.

P/23/30 PLANNING APPLICATION – 23/0540/FUL – LAND OFF TILLHOUSE ROAD CRANBROOK

Planning Permission for construction of a multi-functional concrete wheeled sport facility and access path

The Committee noted the application related to the construction of a multifunctional wheeled sport facility and access path. The Town Council is the applicant.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Barry Rogers and **resolved** that given the town Council is the applicant that the Committee make no comment.

The meeting closed at 6:43 pm.

MINUTES

Committee: Planning Committee
Date: Monday, 22 May 2023
Time: 6.30 pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Matt Bayliss
Cllr Kim Bloxham
Cllr Colin Buchan
Cllr Barry Rogers
Cllr Les Bayliss
Cllr Kevin Blakey

Also Present

One Member of the Public
Cllr Vincent Wilton
Cllr Lisa Goudie
Alexandra Robinson, Cranbrook Town Council

The Chairman reminded members that stating a particular view ahead of a Meeting of the Planning Committee could amount to predetermination and exclude that Councillor from consideration or voting thereon. If Members needed to seek clarification in advance of a meeting, they were invited to do so through the Clerk.

P/23/31 APOLOGIES FOR ABSENCE

No apologies were received, all were present.

P/23/32 DECLARATIONS OF INTEREST AND DISPENSATION

Cllr Kim Bloxham declared a personal interest reference Item (8) by virtue of being a Member of East Devon District Council Licensing Committee.

P/23/33 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Matt Bayliss and **resolved** to accept and sign the minutes of the meeting held on 24th April 2023 as a correct record.

P/23/34 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/23/35 TERMS OF REFERENCE

The Committee reviewed its terms of reference.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Kevin Blakey and **resolved** to adopt the Terms of Reference for 2023-24 subject to minor amendment to item 5. to include the Chairman and Vice Chairman of the Council as ex-officio members of the Committee. The Chair and Vice Chair of the full Council would have voting rights and form part of the quorum.

The Terms of Reference would be recommended to the Full Council for approval.

P/23/36 MONITORING REPORT

The Chairman reported on items within the Monitoring Report:

(71) 22/0406/MOUT – Land at Cobdens North of London Road, approved at East Devon District Council on 25th April 2023.

The Committee noted the updated Monitoring Report.

P/23/37 DEVON COUNTY COUNCIL - PROPOSED PARKING RESTRICTIONS

The Committee considered the County Council's proposed Annual Local Waiting Restriction Programme for the East Devon Highways and Traffic Orders Committee (HATOC). All submissions will be summarised and reported to the next meeting of the East Devon Highways and Traffic Orders Committee which is scheduled for 17th July 2023.

The sites relating to Cranbrook are in Younghayes Road at the junctions with Barn Orchard, Best Park and Severn Acres as well as Yonder Acre Way junction with Crabtree Close and around the Education Campus in Tillhouse Road junction with Crannaford Lane.

Members noted that, previously, the Town Council requested that the Highway Authority review its “no line - no sign” policy for the town and install parking restrictions at a small selected number of locations to both respond to visibility issues at junctions as identified at a site meeting attended by the OPCC, Police Highway Safety Officer and others and to trial a more traditional alternative to deter inappropriate parking.

The proposals set out in the five plans for Cranbrook are broadly in line with the Town Council request. However the Chairman highlighted the area around the Education Campus (Tillhouse Road / Crannaford Lane) and reported that since making the request the Consortium has brought forward a planning application for Town Centre infrastructure which has been validated and approved by the Local Planning Authority. Application reference (21/2509/MRES). This approval is in line with Town Council comments and delivers two crossing points outside the Campus - one for pedestrians and a second parallel crossing for both pedestrians and cyclists. The timescale for delivery of this scheme is not known at this stage.

Therefore, in isolation, the proposed parking restrictions around the campus are supported and broadly in line with the original request, however, should there be any delay in delivering the town centre infrastructure (including the crossings) the restrictions are supported as proposed. Alternatively should the infrastructure be delivered sooner rather than later the proposed parking restrictions need to be amalgamated with the infrastructure proposals to accommodate the two crossing points.

Following discussion, it was proposed by Cllr Kevin Blakey seconded by Cllr Colin Buchan and **Resolved** to delegate to the Clerk and Chair of The Planning Committee to formulate a response on the submission form on the DCC website in accordance with the committee report.

The Committee will support the proposals for parking restrictions for the sites in Younghayes Road and Yonder Acre Way and also support the installation of restrictions around the Education Campus, either in isolation or in conjunction with the approved town centre infrastructure planning application (21/2509/MRES).

P/23/38 EAST DEVON DISTRICT COUNCIL – LOCATIONS FOR STREET TRADING

The Committee noted that until recently mobile street traders were granted a licence to use designated bays within the town centre but given the ongoing town centre development it is not practical for them to continue trading in those areas at this time. East Devon Licensing have invited

the Committee to consider suitable street trading locations as a temporary alternative for the duration of the construction works in the town centre.

Following discussion, it was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **Resolved** that the Committee were not able to suggest suitable temporary alternative street trading locations for the duration of the construction of the town centre. However, the committee would consider any suggestions that either EDDC Licensing Committee or applicants wish to bring forward.

The meeting closed at 6:57 pm.

MINUTES

Committee: Planning Committee
Date: Monday, 5 June 2023
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Ray Bloxham (Chair)

Also Present

Cllr Lisa Goudie, Cranbrook Town Council
Janine Gardner Cranbrook Town Council

P/23/39 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Matt Bayliss, Colin Buchan and Barry Rogers.

P/23/40 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/23/41 MINUTES

It was proposed by Cllr Kevin Blakey seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 22 May 2023 as a correct record.

P/23/42 PUBLIC PARTICIPATION

No members of the public were present.

P/23/43 MONITORING REPORT

The Chairman reported on items within the monitoring report:

(88) 22/2307/MRES Land at Cranbrook Town Centre Basin 2c. The Committee reiterated its general support for the expansion of the basin to cater for the development of the town centre. However, in doing so it highlighted the following points:

- a) The existing outfall must be made safe for the longer term and should be filled so that there would be no danger of a collapse of the cover in future. Equally the existing outfall tended to equalise the water levels in the river and basin and this needed to be prevented in the future.
- b) The Town Council questioned the rationale for raising the bed level along the northern edges. This would encourage reed growth which could reduce capacity and would require increased clearance.
- c) There was a need for a deed of variation to address the financial contribution on adoption given the increased maintenance responsibilities.
- d) Whilst the Construction Environmental Management Plan (CEMP) is acknowledged, the Town Council would like to seek assurances that there would be liaison to minimise disruption and to identify alternative routes for events such as the Park Run.
- e) The Construction Environmental Management Plan (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.

- f) The local planning authority East Devon District Council should adjust the location to reflect an accurate description of the site. The application related to Cranbrook town centre, not Broadclyst town centre. The Committee recommended that the local planning authority check the location description of Cranbrook applications as part of validation to prevent the continual use of out-of-date locations.
7. A member of the Committee questioned whether the dormice survey conducted in November 2021 remained current and the Committee requested that the planning authority confirm this.

The Committee had considered the application in advance of the meeting due to a tight timescale for responses set by the local planning authority East Devon District Council.

The Committee agreed to its response to application 22/2307/MRES.

The Committee noted the updated monitoring report.

P/23/44 PLANNING APPLICATION – 14/2945/MOUT FARLANDS LONDON ROAD

The Committee considered the application for the 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) at Farlands, London Road.

The Committee noted that the application had been considered on numerous occasions by the Town Council, with comments submitted in March 2016 and December 2019. Councillors noted that the amended plans concentrated on the London Road junction and despite the road safety audit the proposals remained unacceptable.

The Committee considered the proposed T-junction as unacceptable and highlighted that a roundabout or traffic light system would be preferable for road safety and traffic flow purposes.

The Committee further observed that, in its opinion, both the local planning as well as the highway authorities should apply a holistic approach in their treatment of existing and future junctions off the B3174 and not continue to consider new proposed junctions in isolation. The treatment of the B3174 currently lacked overall strategy and coordination.

Following discussion, it was proposed by Cllr Les Bayliss seconded by Cllr Kevin Blakey and **resolved** that whilst the Town Council did not object to the principle of developing the site, which was in accordance with the Cranbrook Plan, the Town Council **objects** to the application on the grounds that the proposed principal access on to the London Road is unacceptable as an uncontrolled junction. This would lead to increased pressure on adjoining parcels as residents seek alternative exit points which would result in “rat runs” being developed through residential streets, frustration as queues would build (particularly with traffic heading west) and in collisions. The Committee also encouraged the local planning and highways authorities to develop and apply a holistic approach in their treatment of existing and future junctions off the B3174 and not continue to consider new proposed junctions in isolation.

In addition, the Town Council would seek assurances on the following:

- the former Second World War radio station being recognised within the development.
- adequate off-road parking being provided to at least minimal standards and that, where provided, garages would be of sufficient size to accommodate a vehicle and are conditioned against conversion to residential use.
- power cables should be routed underground, and the redundant pylons be removed.

P/23/45 PLANNING APPLICATION – 23/1102/LDO DISTRICT HEATING SYSTEM CLYST HONITON

The Committee considered an application for the revised boundary for the adopted Local Development Order (LDO) for District Heating Networks under application number 20/0530/LDO District Heating System Clyst Honiton.

The change proposed represented a wider geographical area to include the Hill Barton development and would enable a greener heat solution for the town and wider area served by district heating.

Following discussion, it was proposed by Cllr Kevin Blakey seconded by Cllr Les Bayliss and **resolved** to support application 23/1102/LDO.

The meeting closed at 6:52pm.

MINUTES

Committee: Planning Committee
Date: Monday, 03 July 2023
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Colin Buchan

Also Present

Madeline Hunt, Enabler
Cllr Lisa Goudie
Alexandra Robinson Cranbrook Town Council

P/23/46 APOLOGIES FOR ABSENCE

Apologies were received on behalf of Cllrs Matt Bayliss and Barry Rogers.

P/23/47 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/23/48 MINUTES

It was proposed by Cllr Kevin Blakey seconded by Cllr Kim Bloxham and **resolved** to accept and sign the minutes of the meeting held on 5 June 2023 as a correct record.

P/23/49 PUBLIC PARTICIPATION

No members of the public requested to comment on any matters under public participation.

P/23/50 MONITORING REPORT

The Chairman reported on items within the monitoring report:

(73) 19/0554/MFUL Land at Elbury Meadows and (74) 19/0620/MOUT Cranbrook Expansion Zone West, Large Site Station Road Broadclyst. Both applications were approved by East Devon District Council Planning on 20th June 2023 and would be subject to a Section 106 agreement with proposals for the management of SANG (Suitable Alternative to Natural Green Space) to be submitted.

The Committee noted the updated monitoring report.

P/23/51 PLANNING APPLICATION – 23/0962/MFUL – LAND AT SAUNDERCROFT FARM WHIMPLE

The Committee considered the development of a battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping at Saundercroft Farm, Whimple.

The Chairman advised that it was an adjoining parish application located at Saundercroft Farm, north of the Exeter / Waterloo railway line; the site was north east of the Education campus, north of the school playing fields and north of the Crannaforde allotment site and play area. Members noted that the application was one of a number of similar proposals located in countryside around Cranbrook and the cumulative impact of

those previously approved or awaiting determination. In considering key aspects of the application; namely noise, flood risk, light pollution, construction access and fire risk the Committee noted that if approved it would contribute towards the provision of low carbon energy supply.

Following discussion, it was proposed by Cllr Kevin Blakey seconded by Cllr Colin Buchan and **resolved** that the Committee raised no objection to the principle of the development which contributed towards the provision of low carbon energy. However the Committee wished to draw to the attention of the Planning Authority the number of similar applications in the locality and the resulting cumulative impact. In addition the Committee would seek assurances that a condition was imposed to restrict all construction access to the route set out in the transport statement.

The meeting closed at 6:58pm.

MINUTES

Committee: Planning Committee
Date: Monday, 21 August 2023
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan

Also Present

Cllr Lisa Goudie, Cranbrook Town Council
Cllr Vincent Wilton, Cranbrook Town Council
Janine Gardner, Town Clerk, Cranbrook Town Council

P/23/52 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Kim Bloxham and Barry Rogers.

P/23/53 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/23/54 MINUTES

It was proposed by Cllr Kevin Blakey seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 3 July 2023 as a correct record.

P/23/55 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/23/56 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 23/0540/FUL Land off Tillhouse Road (87) the construction of a multi-functional concrete wheeled sports facility and access paths had been approved. The Committee noted that the local planning authority East Devon District Council had consented to the application.
- b) 22/2411/MRES Ingrams Land North of London Road (93) the Committee restated the Town Council's support for the principle of development including the amended layout, house type and garage arrangements and the revised bin collection arrangements but requested clarity on adoption and landscape maintenance.
- c) 23/1416/TRE Oak Tree Tillhouse Road, (94) retrenchment works to veteran oak tree. In noting that the application was made on behalf of the Town Council the Committee made no comment.
- d) 23/0962/MFUL Land at Saundercroft Farm Whimble, (95) the Committee was content with the amendments and offered no further comment.

e) 22/0405/RES Southbrook House, Southbrook Lane Whimple (96) the Committee reaffirmed that the principle of development, revised layout of the site. design of the housing were acceptable and noted that discussions had been held with South West Water which suggested the proposals for both foul and surface drainage were acceptable. However, the Committee sought clarification on kerbside waste collection, street lighting and road adoption and method of heating the properties.

f) 22/2343/MRES Site of Tillhouse Farm (97) the Committee considered the amended plans application and noted that a number of concerns raised had been addressed and therefore raised no objection.

g) 20/2028/V106 South Whimple Farm (98) the Committee noted that the applicant was no longer seeking to remove the requirement to provide affordable homes on the site but instead sought a minor adjustment to the tenure mix and therefore raised no objection.

Therefore, 3/VAR South Whimple Farm (99) the committee noted that there was nothing in the resubmitted application to remove condition 16 (and the requirement to connect to the decentralised energy network) therefore the Committee restated its previous objection.

h) 23/1675/FUL 24 South View Pasture (100) the application to construct a garage extension did not present any amenity concerns therefore the committee raised no objection.

In summary, the planning applications above had been previously consulted on by committee members and were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the recommendations made in respect of planning applications a) – i) above and noted the updated monitoring report.

The meeting closed at 6:40pm

MINUTES

Committee: Planning Committee
Date: Monday, 16 October 2023
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Colin Buchan

Also Present

Cllr Vincent Wilton, Cranbrook Town Council
Alexandra Robinson Deputy Clerk, Cranbrook Town Council

P/23/57 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Matt Bayliss

P/23/58 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/23/59 MINUTES

It was proposed by Cllr Kevin Blakey seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 21 August 2023 as a correct record.

P/23/60 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/23/61 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 23/1780/FUL 19 Sweet Coppin (101) new bi-fold doors on the rear of the house, surrounded by decorative cladding boards set at half height across the length of the property. It was noted that the householder application had been approved in accordance with the Committee's recommendation.
- b) 23/1873/PRETDD Tree, Public Open Space, Barn Orchard (102) Tree Works considered as an exemption to Tree Preservation Order, 06/0017/TPO. The application was made on behalf of the Town Council therefore the Committee did not comment and noted it had been approved.
- c) 23/1999/PRETDD Land north of 9 Barton Close, Cranbrook (105) The Committee noted the urgent works to fell two small Goat Willow due to storm damage.
- d) 20/1663/VAR South Whimble Farm (99) Removal of condition 16 to remove the requirement for connection to the Cranbrook district heating network, the Chairman attended the East Devon District Council Planning Committee on behalf of the Town Council and reported that the application had been approved.

In summary, the planning applications above had been previously consulted on by committee members and were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the recommendations made in respect of planning applications a) – d).

e) 23/1416/TRE Oak Tree, Tillhouse Road (94) retrenchment works to Veteran Oak, whilst the Committee did not comment on an application made on behalf of the Town Council, it noted its approval.

f) 23/1675/FUL 24 South View Pasture (100) application to construct a garage extension had been approved in accordance with the Committee's recommendations.

g) 21/1077/OUT The Jack In The Green (3) construction of five dwellings and associated infrastructure, the committee noted the application had been approved subject to a detailed drainage proposal being brought forward.

The Committee noted the decisions in respect of planning applications e) – g) and the updated monitoring report.

P/23/62 PLANNING APPLICATION 23/1701/FUL – GREENACRES, BLUEHAYES, BROADCLYST

The Chairman referred to the full application proposing pitched roof construction and noted that the current roof of the property was part pitched and part flat. In extending the pitched roof construction, it would cover a substantial part of the property so that both front and rear elevations were pitched.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to raise no objection and make the following comment. The proposed design, visual impact and materials were acceptable and the ecological assessment had not identified any material constraint regarding the existence of bats.

P/23/63 PLANNING APPLICATION 23/0962/MFUL – LAND AT SAUNDERCROFT FARM, WHIMPLE

Amended planning application for development of a battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping.

The Chairman reminded the Committee that the application was first considered in June 2023 when it resolved to raise no objection to the principle of development which contributed to the provision of a low carbon energy solution and members noted the number of subsequent iterations of the plans. The Committee considered the latest amended plan application and updated documents.

Following consideration, it was proposed by Cllr Kim Bloxham, seconded by Cllr Les Bayliss and **resolved** to re-affirm that the committee raised no objection to the general principle of the application, no objection to the revised masterplan and welcomed the additional plans setting out the scheme for hedgerow tree planting and details for the permitted path. However, the committee raised concern about the matters raised in the Ecological Impact Assessment and its support was subject to the applicant satisfying the Local Planning Authority that the proposed ecological mitigation measures would achieve the net gain that is claimed within the report,

P/23/64 PLANNING APPLICATION 22/2343/MRES – SITE OF TILLHOUSE FARM, CRANBROOK

Amended 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 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, 8, 11, 14, 17, 20, 22, 23, 24, 28, 29 and 37

The Chairman reminded members of the number of iterations; the initial application being in November 2022 where the Town Council raised objection to the proposed access road impacting the Country Park but welcomed the revised application made in July 2023 which had moved the access to the south of the site. The latest amendments related to landscaping.

Following consideration of the further amended application, it was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** to raise no objection and make the following comment. The Town Council welcomes the positive approach to the landscaping layout which helps to design out unnecessary damage to public open space by inappropriate parking. The additional information about the demolition and construction

phases is helpful and the introduction of a lighting scheme should make the access road adoptable which in turn will provide for access for kerbside collection by EDDC Street Scene refuse and recycling vehicles.

P/23/65 PLANNING APPLICATION 23/2122/TRE – LAND NORTH EAST OF 1 LONG PARK CRANBROOK

G001, Common Ash : Fell G002, Elm : Fell G003, Common Ash : Fell T001, Oak : Remove partially attached dead branch on the northern side of the tree at approximately 3m above ground level T003, Goat Willow : Fell T005, Ash : Fell

The Committee noted that the application was brought forward by the Developer Consortium, following the outcome of a tree survey on an area of public open space in the area of Long Park/Orchard Way, which is intended to pass to the Town Council.

The proposed works were consistent with the findings of the Tree Survey and will be carried out by Tony Benger Landscaping ahead of the handover of the public open space to the Town Council.

In view of the points raised, it was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and resolved that the Town Council refrain from commenting on the application.

The meeting closed at 6:50pm

MINUTES

Committee: Planning Committee
Date: Tuesday, 14 November 2023
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Colin Buchan

Also Present

Cllr Vincent Wilton, Cranbrook Town Council
Cllr Roger Collier, Cranbrook Town Council (from item 7)
Alexandra Robinson Deputy Clerk, Cranbrook Town Council

P/23/66 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Matt Bayliss and James Gill.

P/23/67 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/23/68 MINUTES

It was proposed by Cllr Colin Buchan seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 16 October 2023 as a correct record.

P/23/69 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/23/70 MONITORING REPORT

The Chairman reported on items within the monitoring report:

23/0962/FUL Land at Saundercroft Farm, Whimple (111), further amended plan application for the development of battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping. The committee reaffirmed its previous recommendation to raise no objection to the principle of the development which contributes to the provision of low carbon energy.

In summary, the planning application above had been previously consulted on by committee members and was brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the recommendation made in respect of planning application 23/0962/FUL Land at Saundercroft Farm, Whimple.

The Committee noted that recent consultations invited by East Devon District Council were particularly short. In particular members expressed concern that in the case of amended or revised applications, it had been limited to seven days and as a result was too short to call a meeting of the committee which impeded due process for the Town Council to fulfill its role as a consultee.

It was noted that not all revised or amended applications required calling a meeting and could adequately be considered via email but in the event that it was necessary the Committee needed a short extension to the

deadline to facilitate a meeting that the Deputy Clerk in consultation with the Chairman of Planning would make an appropriate request to the Local Planning Authority.

P/23/71 PLANNING APPLICATION 23/2241/FUL – 5 HIGHER FURLONG ROAD, CRANBROOK

The Chairman referred to the full application proposing construction of highly secure storage shed for motorbike, lawnmower and trimmer and formation of new metal, railing fence. The Committee considered a number of factors in respect of the application.

The proposed plans to support the location of the storage unit, include land which is outside the ownership of the applicant, without which there would be insufficient space for the storage unit.

Plans to show allocated parking have been omitted from the application but if the storage unit were to be installed as proposed the double doors would open outwards over land that will be adopted by the highway authority and this would potentially obstruct adopted highway. Further the proposed location would be in the front garden thereby adversely affecting the visual impact within the Streetscene.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved to Object** on the following grounds.

- The submitted plans are inaccurate and do not properly reflect the land which is within the control and ownership of the applicant.
- The proposed location of the storage unit is partly on land not owned by the applicant.
- The submitted plans omit the allocated parking area which is significant to the application as their location confirms that the double doors of the storage unit would open over and obstruct land within the section 38 adoption plans.
- There is insufficient land available to site the storage unit on land within the ownership of the applicant.
- The proposed location of the storage unit is visually intrusive within the street scene as it is located within the front garden of the plot and in front of the natural building line.
- The proposed metal fence, whilst acceptable in principle, encroached on land not owned by the applicant.

P/23/72 LOCAL PLAN AND NEIGHBOURHOOD PLANS – UPDATE

The Chairman advised that East Devon District Council had published an autumn update from the Planning Policy team on progress with the emerging new Local Plan. In addition, the District Authority had invited town and parish councils to take part in a survey of neighbourhood planning activity and intentions, irrespective of whether there is any prior neighbourhood planning experience or any intention to undertake neighbourhood planning in the future. The results will be used to inform the continued preparation of the new Local Plan and neighbourhood planning in the District. The online survey comprises three parts based upon the Neighbourhood Planning experience of the parish and the closing date for responses is Friday 8th December 2023. The results will be shared early in the new year, together with a further update on the Local Plan.

The Committee were reminded that whilst East Devon District Council would prepare a new Local Plan to succeed the current plan which would expire in 2031 and will cover the period to 2040 but will not relate to Cranbrook as the town is covered by the adopted Cranbrook Plan and will operate alongside the Local Plan once adopted.

The Chairman updated that East Devon Strategic Planning Committee (31st October 2023) had received an addendum report containing four sites, that had previously been omitted. One site relevant to Cranbrook was the Lodge Trading Estate, Broadclyst station, Broadclyst.

Following consideration, it was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved to**

- a) note the local plan autumn update report.
- b) note that Lodge Trading Estate has been added as a site suggested for development following the call for sites.
- c) delegate to the Deputy Clerk in conjunction with the Chair of Planning to submit a response to the neighbourhood planning survey in accordance with the Committee's response.

The meeting closed at 6:47pm

MINUTES

Committee: Planning Committee
Date: Monday, 15 January 2024
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Colin Buchan

Also Present

Cllr Vincent Wilton (from item 6)
Alexandra Robinson Deputy Clerk, Cranbrook Town Council

P/24/1 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr James Gill

P/24/2 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/24/3 MINUTES

It was proposed by Cllr Les Bayliss seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 14 November 2023 as a correct record.

P/24/5 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/24/6 MONITORING REPORT

The Chairman reported on items within the monitoring report:

DCC/4336/20 Land between Mosshayne Lane Exeter and Shercroft Close Broadclyst (84) had been approved in accordance with the Town Council's recommendations.

23/0405/RES Southbrook House, Southbrook Lane, Whimple EX5 2PG (96) had been approved in accordance with the Town Council's recommendations.

23/1701/FUL Greenacres, Bluehayes Broadclyst (106) proposed flat and pitched roof extensions had been approved in accordance with the Town Council's recommendations.

23/2122/TRE Land northeast of 1 Long Park Cranbrook (109), noted that the application had been approved.

23/2437/FUL Site Of Cranbrook New Community London Road Broadclyst (112) Deed of variation to amend the mortgagee exclusion clause (MEC) to the section 106 agreement pursuant to outline planning consent 03/P1900 in respect of part of the affordable housing approved under 18/1237/MRES and 20/1190/MRES. Application noted.

20/2028/V106 and 20/1663/VAR South Whimple Farm, Clyst Honiton the chairman provided an update on the construction of the pedestrian path linking to Three Corner Fields.

In summary, the planning applications above had been previously consulted on by committee members and was brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

P/24/7 PLANNING APPLICATION 23/2681/FUL – 40 SUMMER MEADOW, CRANBROOK

The Chairman referred to the full application proposing the erection of a single-storey side extension. Construction of brick paver parking bay. Part replacement of the existing fence, forming new entrance to rear garden. In noting that the property was situated at the junction of Summer Meadow and Oakbeer Orchard and orientated such that it faced the junction of the two roads, providing two frontages to both Summer Meadow and Oakbeer Orchard.

The application for a single storey extension, construction of a brick paver parking bay and new garden entrance all relate to the frontage on Oakbeer Orchard. The proposed new fence applies to the perimeter of the site replacing the current knee rail. The Chairman highlighted the key considerations relating to the proposed extension, brick paver parking area, new entrance gate and replacement perimeter fence and invited members to consider the application.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Bayliss and **resolved to Object** on the following grounds.

Whilst the principle of extending the living accommodation and creating additional off-road parking is understood there are sufficient matters of concern that when taken together are sufficient to justify an objection. These include:

- The design of the extension, sloping roof and brick frontage appears incongruous with the existing property;
- The presence of utilities in the proposed car parking area;
- The fact that the area proposed as parking may include a service strip which may be adoptable;
- There appears to be no provision to deal with surface water run off from the proposed parking area on to the highway;
- The potential for visual obstruction to the driveway immediately to the north and
- The loss of front garden space and its replacement by hard surface.

P/24/8 INGRAMS SPORTS PAVILION CAR PARK, CRANBROOK

The Chairman advised that an application had been submitted, on land that was owned and the responsibility of the Town Council. The Committee noted that the application had not been validated and therefore made no further comment.

The meeting closed at 6:52pm

MINUTES

Committee: Planning Committee
Date: Monday, 5 February 2024
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Colin Buchan

Also Present

Cllr Vincent Wilton
Alexandra Robinson Deputy Clerk, Cranbrook Town Council

P/24/9 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr James Gill

P/24/10 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/24/11 MINUTES

It was proposed by Cllr Les Bayliss seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 15 January 2024 as a correct record.

P/24/12 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/24/13 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 22/2343/MRES Site of Tillhouse Farm (108) 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 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, 8, 11, 14, 17, 20, 22, 23, 24, 28, 29 and 37. The application had been approved in accordance with the Town Council's recommendations.
- b) 23/0962/FUL Land at Saundercroft Farm, Whimble (111) seeking the development of a battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping. The application had been approved in accordance with the Town Council's recommendations.
- c) 23/2241/FUL 5 Higher Furlong Road Cranbrook (115) construction of a secure bike shed in the rear garden with associated pathway and access gate and additional boundary features to match the existing. The committee noted the concerns previously raised, had been addressed and therefore raised no objection to the revised application.

- d) 24/0103/FUL Ingrams Sports Pitches, London Road, Cranbrook (114) erection of temporary sales centre and use of four existing parking spaces. As the application was on land owned by the Town Council and was submitted with the agreement of the Council, the Planning Committee resolved to make no formal planning comments.

In summary, the planning applications above had been previously consulted on by committee members and were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the decisions in respect of planning applications c) and d) above and the updated monitoring report.

P/24/14 PLANNING APPLICATION 14/2945/MOUT – FARLANDS LONDON ROAD WHIMPLE

The Chairman referred to the outline application proposing the 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).

The Committee noted the application had been under consideration for some time and had commented on a number of occasions including March 2016, December 2019 and most recently in June 2023. The most recent consideration raised concerns that the proposed principal access onto the London Road was unacceptable as an uncontrolled junction. The Committee encouraged the local planning and highways authorities to develop and apply a holistic approach in their treatment of existing and future junctions off the B3174.

The Chairman provided clarity and context to the proposed Farlands site, where Cobdens was situated to the east, the Grange opposite and Ingrams immediately to the west giving rise to a significant number of vehicular movements via the London Road.

Members considered the wider aspects of the application in terms of access, ecological impact, access to the Ingrams Sports Pitches, youth sports pitch and the historical value of the World War II radio station within the development site.

Following a lengthy discussion, it was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** that whilst the principle of development of the site was acceptable as it was in accordance with the Cranbrook Plan, the Committee **Objected to the application** on the following grounds:

1. Access and highway layout

The Committee objects to the proliferation of uncontrolled junctions connecting this part of Cranbrook to the London Road. The only controlled junction proposed to date is Cobdens with in excess of 1400 homes being served with a single traffic light controlled 'T' junction. Additionally in this locality, junctions directly opening on to the London Road include this application (260 homes), Ingrams (150+ homes) and Grange (180+ with a further 600+ at a later stage). These are in addition to the existing access to Ingrams Sports Centre as well as several smaller developments and private access points.

Given what is known about the difficulties at Station Road, Broadclyst and the fact that these developments are likely to each deliver more vehicle movements at peak times than Station Road does today - and the fact that the vast majority of rush hour traffic will seek to head west towards Exeter resulting in a majority of right turns across both traffic lanes, these proposals when considered together represent real concerns for motorist frustration, drivers seeking rat runs through residential parcels and collisions. Given that the Planning and Highway authorities are already working on a scheme to divert Station Road traffic through the Bluehayes parcel and connect to London Road via a new roundabout, the thinking in this locality seeks to deliver something substantially worse. The whole scheme around this locality needs to be thought through collectively and at the very least major development connections with London Road should be light controlled or via one or more roundabouts.

In addition, the routing of substantial housing developments on to London Road as proposed has the impact of making London Road an inner by-pass for Cranbrook. This seems completely opposite thinking to the proposed calming of London Road and its transition into a slower less used route.

The proximity of the proposed neighbourhood centre along London Road will result in passing trade stopping along London Road to access the retail units and result in inappropriate and dangerous parking. Couple this with the traffic levels highlighted above.

There is no pedestrian crossing over London Road proposed, yet this application does include a pedestrian crossing over the adjacent cycle way. Pedestrians are expected to cross an uncontrolled highway but have the benefit of a pedestrian crossing to negotiate the few additional metres over the cycle way. This is flawed thinking - there should be safe pedestrian crossing facilities over BOTH the highway and cycle way.

2. Ecological Impact

The application lacks clarity as to how biodiversity net loss will be managed. This coupled with the fact that, at best, there is a 15% net loss, indicates that the proposals for 260 homes within the parcel is overdevelopment.

3. Other Matters

Whilst these matters are reserved, the Committee wishes to raise the following:

- The indicative layout, overall housing numbers, high number of flats with no outside space, streetscene with terraces with substantial proportion of unallocated parking in front of homes and the very low percentage of larger family homes is not supported as this will lead to an unattractive urban landscape and exacerbate the already unbalanced community that is Cranbrook today. The indicative proposals are more akin to town centre development and the Committee did anticipate a more balanced delivery in this locality.
- The Council would seek a commitment to allocated parking provision for all householders including, in each case, access to electric vehicle charging points as well as EV charging available on visitor parking allocation.
- The Council would seek early conversations about the layout of public green areas in order to ensure that they are protected from damage by inconsiderate parking and provide genuine and usable areas of public open space. The indicative areas of grass on corners as shown on the sketch plan are both vulnerable to damage and afford no amenity value.
- The Council seeks clarity on the future management of public open space as the developer is outside the contract between the Town Council and New Community Partners.
- Clarity is sought on the proposed links to Ingrams Sports Centre including both how the access will cross the existing eastern boundary hedge and ditch and also the responsibility for delivering the continuation of pathways within Ingrams to connect to the remainder of the site.
- The proposed youth pitch is located in a wet area of the Farlands site and will, no doubt, be affected by periods of not being playable. Whilst the Ingrams facility being adjacent has considerable need for an all-weather surface, the Council is concerned that such a facility in the proposed location would be isolated from the sports centre and subject to misuse. Therefore, the Council would ask the Planning Authority and Developer to give further consideration to the best use of this part of the site by making the best provision possible for amenity use by local residents and their families. A Multi Use Games Area (MUGA) open to the community would be one suggestion.
- The final proposals should, in some measure, recognise the history of the second world war radio station that was located within Farlands and it is recommended that there is wider engagement as to how this is best achieved.

The meeting closed at 6:55pm

MINUTES

Committee: Planning Committee
Date: Monday, 2 September 2024
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey

Also Present

Nicole Stacey, Planning Director, Baker Estates
Richard Ayre, Land and Planning Director, Baker Estates
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

P/24/15 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Cllrs Matt Bayliss and Colin Buchan.

P/24/16 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/24/17 MINUTES

It was proposed by Cllr Les Bayliss seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 5 February 2024 as a correct record.

P/24/18 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/24/19 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 23/2241/FUL 5 Higher Furlong Road Cranbrook (115) construction of a secure bike shed in the rear garden with associated pathway and access gate and additional boundary features to match the existing. The Revised Application had been approved in accordance with the Town Council's recommendations.
- b) 24/0351/FUL The Jack in the Green, London Road, Rockbeare (118,122 and 130) construction of five dwellings and associated infrastructure.
- c) 24/0436/CPL 13 Great Orchard Cranbrook (119) Certificate of Lawful development for proposed loft conversion to include rear flat roofed dormer and roof light to the front elevation.
- d) 23/2681/FUL 40 Summer Meadow Cranbrook (113 and 117) erection of single storey side extension, replacement of existing fence forming new entrance to the garden was approved. The Chairman noted that the original application was amended, removing the parking bay and amending the roof pitch both aspects recommended by the Town Council and the revised application had since been approved.

- e) 24/1194/DOC Treasbeare Expansion Area (120) Discharge of condition for 22/1532/MOUT: Condition 10 (Flood Modelling - Flood Resilient Design and Layout) | Validated: 12/06/2024
- f) 22/2411/MRES Ingrams Land North of London Road (93) 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.
- g) 24/0052/FUL Land at Station Yard Cottages Broadclyst EX5 3AX (121) construction of a detached dwelling with associated access car parking and amenity space.
- h) 24/1200/PIP Land south of 2 Treasbeare Cottages Clyst Honiton (123) for Planning in Principle for two new build detached dwellings.
- i) 24/1171/V106 South Whimble Farm, Clyst Honiton (124) application to vary section 106 agreement to amend the definition of chargee and the definition of affordable housing.
- j) 23/0511/MFUL Land to the South of Tillhouse Road, Cranbrook (125) full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities).
- k) 23/0554/MFUL Parcels TC3 and TC8b Land off Court Royal and Badger Way Cranbrook (126) full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities).

In summary, the planning applications above had been previously consulted on by committee members and were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the decisions in respect of planning applications a) and d) above.

P/24/20 PLANNING APPLICATIONS 24/1524/MOUT AND 24/1525/MOUT – LAND TO THE SOUTH OF LONDON ROAD (GRANGE AREA) CRANBROOK

The Chairman welcomed Ms Stacey and Mr Ayre from Baker Estates to update Members on the outline planning applications. Nicole Stacey provided a brief background to Baker Estates and their intentions for the Grange expansion area, the ambition to create a desirable place to live comfortably and healthily. and raised the following key points from the applications:

In relation to the agenda items 6 and 7 Baker Estates gave an overview in relation to the following key points and Members sought clarity on arrangements for the following:

- Allocation of land use – dwellings, amenities and SANG (Suitable Alternative Natural Greenspace)
 - Means of Access to the Grange expansion area
 - Devon County Council Highways modelling exercise
 - Three of the four accesses are proposed via T-junctions
 - Wider traffic management and means of access in neighbouring development parcels
 - Management of downgrading the London Road through design
 - Routes across the London Road with suitable crossing points
 - Response from the NHS in relation to Community/Primary Health Provision
 - Progression of Community Governance Review
 - Cycle-way and foot-ways segregated from main vehicle routes
 - Community Building and Neighbourhood Centre

The Chairman thanked Ms Stacey and Mr Ayre for their updates on the applications and for their responses to questions raised by the Committee.

The Chairman referred to the outline application (24/1524/MOUT) proposing a mixed used development, including residential development of up to 450 dwellings, a 750 sqm community building, a neighbourhood centre of 1600 sqm ground floor non-residential floor space, formation of accesses from London Road (B3174), provision of SANGS and other public open space (including a MUGA) allotments and associated drainage and other infrastructure and outline application (24/1525/MOUT) proposing residential development of up to 89 dwellings formation of access from London Road (B3174) provision of SANGS and other public open space together with associated drainage and other infrastructure. All Matters are reserved for future consideration except principal accesses.

Whilst submitted as two applications in respect of development of the Grange area of the town, many of the documents and material planning considerations were shared therefore the Committee considered matters in relation to both.

The Committee noted that the site for the Grange remains within the Parish of Rockbeare and as such the Town Council is consulted as an adjoining parish. Consideration was given to the proposed community building; NHS provision of primary care services and requirements for health facilities in Cranbrook and the primary access points to the London Road.

Members expressed concern at the overall number of uncontrolled junctions proposed to link with the London Road coupled with the anticipated number of vehicle movements and sited the existing Station Road junction as an example of risk to highway users.

Following a lengthy discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** that

1. There was no objection to the principle of development;
2. The indicative proposals for layout, phasing, built form, green infrastructure and land use were acceptable and supported;
3. The requirements of the NHS require clarification and any financial contribution should be restricted to the Cranbrook primary care service;
4. The proposed community building required further discussion to clarify its design, use and management;
5. The proposed bus link was welcomed;
6. The access strategy is unclear. The growing number of uncontrolled junctions along this section of London Road coupled with the anticipated level of vehicle movements once the town is built out is unacceptable. Traffic movements both along London Road and from the scale of the expansion parcels present an unacceptable level of danger to highway users and will result in traffic queues and driver frustration far in excess of those that currently exist at the Station Road junction. Despite many assurances the highway authority has not satisfied the Town Council that the proposed changes to London Road can deliver a safe highway environment.
7. For the reason stated in item 6 above the Town Council **raises an objection**.

P/24/21 PLANNING APPLICATION 24/1721/FUL – TILLHOUSE COTTAGES LONDON ROAD ROCKBEARE

The Chairman referred to the application proposing the demolition of existing dwellings and the erection of five new dwellings with associated access and landscaping and noted that the site bordered the development of Cranbrook, just to the East of Birch Way, located within the parish of Rockbeare. The Committee considered location, access, district heating, drainage and enhanced pedestrian connection to the highway.

Following discussion, it was proposed by Cllr Les Bayliss, seconded by Cllr Kevin Blakey and resolved that the Committee raised no material planning objections.

The meeting closed at 6:54pm

MINUTES

Committee: Planning Committee
Date: Monday 11 November 2024
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss (Vice Chair)
Cllr Colin Buchan
Cllr Kevin Kendall
Cllr Barry Rogers

Also Present

Cllr Vincent Wilton
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

P/24/22 APOLOGIES FOR ABSENCE

An apology for absence was received on behalf of Cllr Kevin Blakey.

P/24/23 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/24/24 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 2 September 2024 as a correct record.

P/24/25 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/24/26 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 24/2049/MRES Land South of Shercroft Close Station Road (131) Construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (SANG) – the Town Council raised no objection.
- b) 24/1992/NMA Town Centre Parcel TC4A supermarket and Town Square Cranbrook Minor amendment for 21/2033/MRES to increase the number of EVV charging points in the car park from 2 to 6 and to provide a secondary escape ladder to the roof of the supermarket – For Information not consulted.
- c) 24/1950/DOC Parcel TC4A Land South of Tillhouse Road Discharge of Conditions for 21/2033/MRES condition 7 (plant) – For information not consulted.
- d) 24/1922/NMA Site of Tillhouse Farm Minor amendment for 22/2343/MRES change proposal description from ... “construction of 10 dwellings and associated infrastructure” to ...”construction of up to 10 dwellings and associated infrastructure” – The Town Council raised no objection and the application was approved by the Local Planning Authority on 15th October 2024.

In summary, the planning applications were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the decisions in respect of planning applications a) to d) above.

P/24/27 PLANNING APPLICATION 24/2152/FUL – 24 OAKBEER ORCHARD CRANBROOK

The Chairman referred to the application to add a first floor extension above the existing ground floor footprint. Members noted that whilst the desire of the applicant was to extend and improve accommodation that the proposed design not in keeping with the existing dwelling and was potentially overbearing to the neighbouring properties.

Following discussion, it was proposed by Cllr Matt Bayliss, seconded by Cllr Les Bayliss and **resolved** to recommend Objection on the grounds that whilst the desire of the applicant to extend and improve the accommodation was understood the proposal delivered an incongruous box like structure on the rear of the property that was out of keeping with the existing dwelling and was visually unattractive.

Cllr Kevin Kendall voted against.

P/24/28 PLANNING APPLICATION 24/2112/FUL – INGRAMS SPORTS PAVILION LONDON ROAD CRANBROOK

The Chairman referred to the application submitted by the Town Council proposing a floodlighting scheme to the approved MUGA (Multi Use Games Area) at Ingrams Sports Pavilion.

Members of the Committee were assured that the application sought to minimise any potential concerns about light pollution and noise nuisance by the location of the MUGA, by the specification of the proposed lighting to be installed and the proposed limits on operating hours.

With that assurance, it was proposed by Cllr Les Bayliss, seconded by Cllr Matt Bayliss and **resolved** to make no formal planning comment because the Town Council was the applicant in this case,

P/24/29 PLANNING APPLICATION 24/2208/FUL – W M MORRISON SUPERMARKET PLC ELM DRIVE CRANBROOK

The Chairman referred to the proposed application to install a launderette pod and InPost Locker on the site of the supermarket in Elm Drive.

Members noted that the application proposed two additions to the approved and constructed supermarket which was currently being fitted out. Members considered the supply of delivery and collection lockers and the proposed InPost Locker provided a practical solution in an area where there would be vehicular access available.

Members then considered the proposed launderette pod. The Committee raised some practical concerns about the management and disposal of grey water from the washing process and the control of how the units were used, the likely clients and hours of operation. The Committee further noted that the published location, Elm Drive would need to be clarified and confirmed.

Following discussion it was proposed by Cllr Matt Bayliss, seconded by Cllr Colin Buchan and **resolved** that:

1. There are no objections to the installation of the InPost lockers.
2. The proposal to install a launderette pod gives rise to a number of concerns that need to be clarified prior to approval or at least be subject to conditions which must be discharged before installation and operation. These concerns include the following:
 - a. The hours of use;
 - b. The potential for use by HGV drivers and associated amenity impacts from vehicle noise and overnight parking; and
 - c. The management and disposal of grey water.

Whilst the Council does not object in principle to the delivery of this amenity at the Supermarket, the Council cannot lend its support until the matters indicated at 1-3 above are satisfactorily clarified.

3. The published location of “Elm Drive, Cranbrook” needs to be checked and clarified.

P/24/30 PLANNING APPLICATION 24/2304/DEM – SITE OF TILLHOUSE FARM

The Chairman referred to the proposed application to demolish the dairy building at the site of the former Tillhouse Farm. The Committee noted that the building was in such a state of disrepair leaving it unsafe and unrealistic to attempt to convert to a dwelling.

Following a discussion it was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support the application to demolish the dairy building and the made the following comments.

The Council supports the view that the building is in such a state of disrepair that it is unsafe and unrealistic to attempt conversion into a dwelling.

The Council has for a long time been particularly concerned about the safety of children and young people from the community who are attracted to enter the building despite security measures, site warnings and warnings on social media for their personal safety.

The revelation that asbestos is present only adds to these concerns and adds to the grounds that support demolition.

In terms of restoration of the site, the Council would prefer to see a building constructed following demolition as part of the redevelopment of Tillhouse Farm. Whilst the weight of policy CB28 has been reduced by the delisting of the former farmhouse, there is a desire to see the site developed in a way that is reflective and respectful of the three original buildings that were situated around the former farm courtyard.

The Town Council also seeks to point out the inaccurate description of the location of this application. The site is not as described, not on London Road and not in Broadclyst. This is not an isolated incident where the location of a planning application in Cranbrook is incorrectly described with regular defaults to a previous parish or the use of more generic descriptions of the location (such as London Road) that were used for the very first stages of development some fifteen years ago when little or no named infrastructure existed. If applications like Open Street Map can already be updated to reflect the buildout of the town centre, the LPA should be able to ensure that the validation process includes an accurate location within the town. Surely an accurate location is a key element in providing public accountability and transparency of the planning process.

The meeting closed at 7:10pm

MINUTES

Committee: Planning Committee
Date: Monday, 3 February 2025
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Kevin Kendall
Cllr Barry Rogers

Also Present

Cllr Vincent Wilton (from agenda item 5)
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

P/25/1 APOLOGIES FOR ABSENCE

An apology was received on behalf of Cllr Matt Bayliss.

P/25/2 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/25/3 MINUTES

It was proposed by Cllr Colin Buchan seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 11 November 2024 as a correct record.

P/25/4 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/25/5 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 22/2411/MRES Ingrams Land North of London Road (69 & 93) Construction of 10 dwellings and associated works – approved in accordance with Town Council recommendation.
- b) 23/1102/LDO District Heating System Clyst Honiton (90) application approved in accordance with Town Council recommendation.
- c) 24/0436/CPL 13 Great Orchard (119) certificate of lawfulness approved as permitted development.
- d) 24/1194/DOC Treasbeare Expansion Area (120) Discharge of condition approved.
- e) 24/2049/MFUL Land South of Shercroft Close, Station Road, Broadclyst (131) approved in accordance with Town Council recommendation.
- f) 24/2152/FUL 24 Oakbeer Orchard (135 & 149) Refused in accordance with Town Council recommendation and now subject to appeal.

The following items were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline:

- g) 24/2210/ADV W M Morrison Supermarket Elm Drive (140) Erection of 2 no non-illuminated ground mounted banner signs, the Town Council raised no objection.
- h) Licensing Application 058951 Esquires Unit 3-4 126 Tillhouse Road (141) the Town Council raised no objection.
- i) Licensing Application 059071 Denley's Essence of India, 132 Tillhouse Road (145) subject to no reservations being expressed by the Licensing authority, by Environmental Health or by the Police the Town Council raised no objection.
- j) 24/2634/FUL 17 Apple Way Cranbrook (147) Conversion of half of existing integral garage to create living space at the rear and retain garage space at the front elevation. The Town Council objected on the grounds that the proposal results in a net loss of off road parking provision and the fact that a change of use of the garage in this case is contrary to condition 21 of the original planning consent for the property.
- k) 24/2470/VAR - Tillhouse Farm (148) Variation of matters to be discharged and layout of 7 bungalows. The Town Council raised no objection.
- l) APP/U1105/D/24/3357516 - 24 Oakbeer Orchard (149) - Appeal against refusal of 24/2152/FUL (135)
- m) 24/2620/ADV - Little Pioneers Nursery, Elm Drive Signage (150). The Town Council raised no objection.
- n) 24/2666/ADV - Turkish Barber Signage - 122 Tillhouse Road (151). The Town Council raised no objection.
- o) 25/0083/NMA - Ingrams London Road – Non Material Amendment to MUGA (Multi Use Games Area) design (152). The Town Council as applicants did not comment.

The Committee noted the updated Monitoring Report.

The meeting closed at 6:54pm

MINUTES

Committee: Planning Committee
Date: Monday, 17 February 2025
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers

Also Present

Cllr Vincent Wilton
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

P/25/6 APOLOGIES FOR ABSENCE

No apologies were received.

P/25/7 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/25/8 MINUTES

It was proposed by Cllr Les Bayliss seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 3 February 2025 as a correct record.

P/25/9 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/25/10 MONITORING REPORT

The Chairman reported on items within the monitoring report:

24/2250/FUL Land South of Tillhouse Road, Cranbrook (139 & 146) Erection of Temporary Sales Office Retrospective – Approved by East Devon District Council and Taylor Wimpey have withdrawn appeal against enforcement.

The Committee noted the updated Monitoring Report.

P/25/11 PLANNING APPLICATION – 25/0137/MFUL – LAND AT TC1 TILLHOUSE ROAD, CRANBROOK

The Chairman referred to the application for the construction of an Extra Care Housing Scheme with associated communal facilities, amenity space, access road, parking, landscaping, and drainage. The proposed development included the construction of a scheme of 58 extra care units, associated access road and pedestrian links. The proposed site would be located on town centre parcel TC1 and residents would have their own tenancy and care package to maintain the ability to live independently. Members considered arrangements for the access road, parking, drainage and landscaping of the proposed scheme.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to raise no objection to the principle of development. The general design is acceptable and appears to be in-keeping with the town centre development already delivered. However, the Committee felt a number of issues required further consideration and clarity as follows:

- a) Whether the drainage strategy - particularly for surface water drainage and run off is within the capacity of the consented expansion of basin 2C.
- b) Concern that the raised profile of the proposed car park will create water run off impact to the path that is immediately to the north and to the area of the country park that is adjacent.
- c) Whether the proposed parking provision is sufficient to cater for both staff, residents and visitors.
- d) There is a disappointing relationship between the development and the country park to the north. The Committee believes that this is a missed opportunity which could have provided strong linkages between the site and the country park and provided direct access to allow future residents to better enjoy the open space on their doorstep.

P/25/12 PLANNING APPLICATION – 25/0087/VAR – SITE OF TILLHOUSE FARM, CRANBROOK

The Chairman referred to the application for variation of conditions for site of former Tillhouse Farm Cranbrook and noted that it sought consent to now include a single dwelling in replacement for the demolished former dairy building. The Chairman reminded Members that the Committee recently considered and supported application 24/2470/VAR which encompassed the redesign of the previously approved development to bring forward seven bungalows on the remainder of the site. Members noted that the general design of the bungalow to replace the dairy building contained references to the original building and as such maintained a degree of reflection to its heritage. The Overall design appeared acceptable, sought to reflect the heritage and formed a consistent element within the layout and design of the Tillhouse Farm site.

In noting that all other material planning considerations including the principle of development, access, refuse collection, adoption, and lighting had been considered by the committee and supported, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to raise no objection to this latest variation application.

P/25/11 EXCLUSION OF PUBLIC AND PRESS

Due to the sensitive or confidential nature of the following item it was proposed by Cllr Colin Buchan seconded by Cllr Kevin Blakey and **resolved** to exclude the press and public from the remainder of the meeting on the basis of Section 1 paragraph 2 of the Public Bodies (Admission to Meetings) Act 1960 which stipulates that a council may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings.

P/25/12 LONDON ROAD CRANBROOK

The Committee noted the progress on the development of London Road concept designs.

The meeting closed at 7:25 pm

MINUTES

Committee: Planning Committee
Date: Monday, 28 April 2025
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss (Vice Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Kevin Kendall

Also Present

Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

P/25/13 APOLOGIES FOR ABSENCE

No apologies were received.

P/25/14 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/25/15 MINUTES

It was proposed by Cllr Colin Buchan seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 17 February 2025 as a correct record.

P/25/16 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/25/17 MONITORING REPORT

The Chairman reported on items within the monitoring report.

The following items were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline:

- a) 25/0293/ADV – Denleys Restaurant Tillhouse Road Cranbrook (155) Installation of an internally lit box sign. The Town Council raised no objection.
- b) 25/0357/ADV – Esquires Coffee 126 Tillhouse Road Cranbrook (156) Installation of two fascia signs, one projecting sign and 6 internal vinyl graphic window signs. The Town Council raised no objection to the proposed signs but noted that the applicant would need consent of the land owner in respect of the proposed A Board.
- c) 25/0419/TRE – 18 Long Culvering Cranbrook (157) Arboricultural Works to mixed species hedgerow and trees
- d) 23/0511/MFUL – Land at TC7 South of Tillhouse Road, Cranbrook parcel (86,125,158) Full Planning Permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities). The Committee restated no objection to the principle of development and noted improvements for residential and

visitor parking and that along the MLR but reiterated concerns regarding bin collections points, potential for controlled parking zone, requested an adoption plan to clarify discrepancies between landscaping plans and necessity for improved drainage from enhancement of Basin 2c and at Luccombe Oak in advance of housing development.

- e) 25/0137/MFUL – Land at TC1 Tillhouse Road, Cranbrook (153 and 159) Full Planning Permission for the construction of an Extra Care Housing Scheme with associated communal facilities, amenity space, access road, parking, landscaping and drainage. The Committee raised no objection to the principle of development but raised concerns about adequate drainage, parking and access arrangements from the site into the Country Park. The Committee thanked the applicant for responses to the Town Council's comments but noted that the concerns had not been addressed within the subsequent Amended Plans Application.
- f) 25/0050/TPO – Land at 54 Horsewell Road, Cranbrook (162) Tree Preservation Order confirmed.

Approved/decision since last meeting

- g) 24/2620ADV – Little Pioneers Nursery & PreSchool Elm Drive Cranbrook (150). Application for three internally illuminated backlit logo aluminium fascia signs approved in accordance with Town Council recommendation.
- h) 14/2945/MOUT – Farlands London Road Whimble (89 and 116) Outline application with all matters reserved except access and Environment Statement Development of up to 260 houses, commercial and retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure. Approved subject to section 106 agreement.
- i) 25/0293/ADV – Denleys Restaurant Tillhouse Road Cranbrook (155) Installation of an internally lit box sign. Approved in accordance with the Town Council recommendation.
- j) 25/0357/ADV – Esquires Coffee 126 Tillhouse Road Cranbrook (156) Installation of two fascia signs, one projecting sign and 6 internal vinyl graphic window signs. Approved in accordance with the Town Council recommendation with the exception of the A Board which is approved subject to a condition as follows:
No advertisement shall be sited or displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- k) 24/2634/FUL – 17 Apple Way (147) Conversion of half of the existing integral garage to create 3m (l) x 2.95m (w) living space at the rear and retain 3m (l) x 2.95m (w) garage space at the front elevation. Approved, following which the Town Council sought explanation from the Local Planning Authority on the application of policy regarding garage conversions. The Town Council awaits a response.
- l) 25/0419/TRE – 18 Long Culvering (157) Tree works approved in accordance with the Town Council recommendation.

The Committee noted the updated Monitoring Report.

P/25/18 PLANNING APPLICATION – 25/0772/FUL – 7 HIGHER FURLONG ROAD, CRANBROOK

The Chairman referred to the application for the conversion of a 15m² area of turf in front garden to a permeable gravelled area to be used as an area for charging an Electric Vehicle. The application sought to convert an area in the front garden of the property to create off road parking and an Electric Vehicle (EV) charging area.

It was proposed by Cllr Matt Bayliss, seconded by Cllr Les Bayliss and **resolved to Object** on the following grounds that whilst the principle of providing a home Electric Vehicle (EV) charge point is a positive consideration that there are a number of concerns that indicate the Committee is unable to support the application; these are as follows:

- The application includes removal of a hedgerow to the front of the property. This would have a negative impact on the streetscene including a negative visual impact on the public access from Higher Furlong Road to the adjoining parcel.
- The proposed surface is gravel which would result in gravel ingress on to the adjacent adoptable footway and highway. This may have a negative impact on eventual adoption by DCC.
- The area proposed for vehicle access and parking appears to have services under and the proposed surface is unlikely to be robust enough to prevent impacts on the underlying services.

- There is a streetlamp immediately adjacent which may be vulnerable to vehicle damage.
- Access and egress to and from the proposed parking / charging area would involve vehicle movements across the foot / cycle way and therefore raises public safety concerns.

P/25/19 PLANNING APPLICATION – 25/0855/FUL–15 LITTLE WOOD CLOSE CRANBROOK

The Chairman referred to the application for change of use from garage to a beauty salon and domestic storage. The applicant sought to regularise the conversion of the garage from vehicle use by the submission of a retrospective application. Members considered the provision of the salon as a local amenity and an additional facility for local people weighed against the clear and unequivocal planning condition which prevents this type of change of use. Members referred to a previous application for garage conversion (subject to a similar condition restricting use of the garage to vehicles) which had been approved by the Local Planning Authority without any reference to the condition. The Chairman had sought clarity from the Local Planning Authority and at the time of the meeting an explanation remained outstanding.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to **Object** on the grounds that the conversion of the garage to a salon and storage is contrary to condition 11 of the original planning approval for the dwelling and, that as a direct result of the conversion, parking associated with the dwelling is displaced to an adjacent street.

The meeting closed at 6:55 pm