

Town Council Meeting 16th November 2015

Schedule of Planning Consultations

Date	Application Number	Description	Town Council Comments
<p>6 November 2015</p>	<p>14/2137/MRES - Ingram's Cranbrook Site London Road Rockbeare Exeter</p>	<p>Approval of Reserved Matters (Access, Appearance, Landscaping and Scale) for sports pitches and associated facilities, up to 145 dwellings, open space, access and drainage Status</p>	<p>Cranbrook Town Council's response to the consultation on this application Is as follows; -</p> <ol style="list-style-type: none"> 1. There are numerous examples of car parking spaces being allocated outside other people's houses (front doors and windows). We feel this will only lead to neighbour problems further down the line and could ultimately lead to anti-social behaviour. In the Town Council's view it should be avoided wherever possible. 2. There are several places where garages could be set back to provide additional on-plot parking and this should be encouraged wherever possible. An example would be plots 39/40. 3. Some of the garden spaces seem in our view to be inadequate. 4. Some of the roads look very tight and could prove difficult for large vehicle movements. We have not seen any HGV tracking evidence in the application; has this been provided? We believe it would be difficult for bin lorries and removal lorries to turn in certain locations, for example between plots 18-29.

5. There are a lot of rear alleyways /ginnels on the proposed layout. Do these comply with secure by design standards and how are they to be policed and lit? We feel that these should ideally be designed out. We believe that they are evidence of too dense a scheme.

6. We believe that the shared surfaces (footpath / Cycle way) should be white-lined and clearly delineated.

7. The planning layout (drawing no. 5000 rev J) looks to be different to the other plans submitted.

8. Plots with garages appear to only have one parking space in addition to the garage. Two parking spaces per plot should be allowed for in addition to the garage. We believe this is further evidence of too dense a scheme with no room for additional parking. This will lead to problems similar to those experienced in phase 1 which is now a significant issue.

9. Why is the pavilion shown with a 'potential pavilion extension' line drawn? We believe that a larger pavilion should be designed in the first instance.

10. Assuming the Planning Layout is correct, we believe the use of house type PT21 is completely wrong in the location overlooking the open space. This is a FOG type with no surveillance at ground floor level and we feel it will look terrible. We believe that all open space areas should be utilised to the maximum with good house types overlooking the spaces from all directions. What is proposed could lead to

		<p>potential anti-social areas and areas where litter is likely to be dropped/collect. We believe that this area has not been designed correctly and should be looked at again. This area looks to have been significantly changed since the previous plan and we feel the changes are not for the better.</p> <p>11. The Town Council has no technical knowledge of sports facilities and their associated drainage, layout, maintenance etc. but recognise that these are important considerations. We assume that measures have been taken to ensure that engineering standards in these areas are met.</p> <p>12 We are not happy about the presence of Dormice preventing suitable lighting for the sports pitches, which means that, the facilities will not be able to be used for much of the evening in Autumn and Winter. This situation is, in our view totally unsatisfactory. We believe a solution should be found to allow suitable lighting to be installed and used. This may mean catching and re-housing the dormice elsewhere by creating additional habitat on another part of Cranbrook, or finding an alternative and more suitable location for the sports provision. We believe that there is no point in providing purpose built sporting facilities if they cannot be used for much of the year.</p>
--	--	---