

NOTES

Meeting: Informal Planning Committee
Date: Thursday, 17 March 2016
Time: 7:00pm
Venue: St Martin's C of E Primary School

Present

Cllr Alistair Banks
Cllr Shaun West

[N.B. The meeting was not quorate.]

Also Present

Cllr Kim Bloxham
Cllr Nigel Grimshire
Tony Bird MRICS, Chartered Building Surveyor, Sun Path Design Ltd
David Kendrick, planning applicant, planning application 16/0263/MOUT
Janine Gardner, Town Clerk, Cranbrook Town Council

1 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Sarah Gunn, Phil Norgate and Nick Partridge.

2 DECLARATIONS OF INTEREST

Cllr Kim Bloxham declared a disclosable financial interest by virtue of being the owner of the property at 14 Best Park, Cranbrook EX5 7AG.

3 MINUTES

The minutes of the meeting on 4 February 2016 were accepted as a correct record. These would be formally adopted by the full Council on 25 April 2016.

4 PUBLIC PARTICIPATION

Tony Bird and David Kendrick attended the meeting and spoke in support of planning application 16/0263/MOUT.

5 PLANNING APPLICATION 16/0263/MOUT

Councillors considered planning application 16/0263/MOUT proposing the construction of 44 dwellings, including provision of access road and parking areas and laying out of recreational and amenity space, cycle path and bridge over railway and flood bunding at Land Adjacent to Main Yard Lodge Trading Estate Broadclyst.

The Chartered Building Surveyor introduced the application and explained the history of the site as well as the current use of neighbouring sites which were mainly industrial in nature. He and the applicant felt this potential development would present an opportunity to establish a small residential community with links to local amenities and services, including cycle paths, a re-directed bus route

serving the site in the future as well as improvements to the access road linking the site with Station Road in Broadclyst.

Associated assessments, e.g. in relation to flooding, transport and wildlife, had been concluded with satisfactory results.

Negotiations had commenced with Network Rail in relation to a pedestrian and cycle bridge crossing the railway. Negotiations were also ongoing in relation to the percentage requirement of affordable housing.

The Chartered Building Surveyor advised that the development site had been included in the Cranbrook Plan Area (Strategy 12) (attached).

Councillors commented that the site felt isolated and not like a residential site. It was accessed via and surrounded by industrial sites and was not located close to facilities. It was, however, planned in a way which made a sustainable development possible, e.g. by re-routing the bus service.

It was recommended to Council to support planning application 16/0263/MOUT and to further evidence the impact which a residential site in this location would have on services, e.g. healthcare services, in Cranbrook. In light of the latter, it was further recommended to explore whether Cranbrook could access developer contributions.

6 PLANNING APPLICATION 16/0358/FUL

Councillors considered planning application 16/0358/FUL proposing the removal of glazed feature window on north east gable and installation of two casement windows and weatherboard cladding at 14 Best Park, Cranbrook EX5 7AG.

It was recommended to Council to support planning application 16/0358/FUL.

7 PLANNING APPLICATION 14/2945/MOUT

Councillors considered planning application 14/2945/MOUT proposing the development of up to 250 houses, commercial uses, public open space and associated infrastructure at Farlands, London Road, Whimble EX5 2PJ and highlighted the following:

- a) The current plans did not show which parish the site is located in.
- b) Pylons were shown as located across the site.
- c) Currently, the site is shown as featuring only one single access for the 250 proposed houses and this represents another access onto the B3174 (ref. Planning Committee's comments on planning applications 15/0045/MOUT, 15/0046/MOUT and 15/0047/MOUT). Councillors were not satisfied that the single access was sufficient to serve the proposed number of houses.
- d) The site felt too dense and that a reduction in the number of proposed homes in the region of 200 to 220 would be preferable.
- e) Consideration should also be given to the number and size of parking spaces per house. Councillors stressed that at least two parking spaces should be allocated per house and that the garages needed to be of sufficient size to fit vehicles in them.
- f) It was also felt that more community facilities, e.g. shops or amenities, should be included.
- g) Furthermore, the current planning application did not reference how this proposed development related to the rest of Cranbrook and councillors highlighted that it should form part of the Masterplan exercise in order to ensure consistency across all proposed development sites.

It was recommended to Council to support planning application 14/2945/MOUT, subject to the satisfactory resolution of the points listed above.

P16/24 URGENT ITEM: AMENDED PLANNING APPLICATION 15/1872/MRES

Councillors considered the amended planning application 15/1872/MRES proposing the construction of a public house, car park and associated works which had previously been considered by the Committee on 13 January 2016. The amendment of the original planning application related to the addition of an electricity sub-station within the car park to serve posts along the southern road to the town centre.

It was recommended to Council to support planning application 15/1872/MRES as long as the proposed electricity sub-station would feature correct screening and stand-off distances which were evidenced in the supporting documentation.

The meeting closed at 7:50pm.