

# 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