

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.

Signed:

Date:

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: