

# 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 Rockbears 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:

<b>Note from pre-planning consultation</b>	<b>Whether or not addressed in the validated application</b>
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.

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