

MINUTES

Committee: Planning Committee
Date: Monday, 5 June 2017
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook

Present

Cllr Kevin Blakey
Cllr Phil Norgate (in the Chair)
Cllr Nigel Grimshire

Also Present

Janine Gardner, Town Clerk, Cranbrook Town Council

P17/22 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Kim Bloxham, Ray Bloxham and Louisa Joslin.

P17/23 DECLARATIONS OF INTEREST

No declarations were made.

P17/24 MINUTES

The minutes of the meeting on 8 May 2017 were accepted as a correct record.

P17/25 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.

P17/26 PLANNING APPLICATION 17/1145/MRES

To consider revised reserved matters application 17/1145/MRES proposing access, appearance, landscape, layout and scale for the construction of an Ecology Park and drainage basins at Tillhouse Road, Cranbrook.

The Committee noted East Devon District Council's Development Management Committee's reasons for refusing the original application, namely:

- a) "The proposals are considered unacceptable in landscape terms by reason of the extent of surface water now expected to be accommodated within the proposed drainage basins, and the associated impact that this will have on the ability of the Ecology Park to provide sufficient all year around access, the lack of satisfactory footpath provision, and the height of the proposed embankments and the detrimental impact of this upon green infrastructure and the landscape value of the site and wider area. The proposals do not provide satisfactory landscape and recreational benefits for the Ecology Park and fail to fulfil the objectives of the approved Landscape, Biodiversity and Drainage Strategy. The proposals are therefore contrary to policies D1 and D2 of the adopted East Devon Local Plan."

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- b) “The proposals have failed to demonstrate that existing wildlife habitats have been satisfactorily protected and not unacceptably severed by reason of hedgerow removal without sufficient mitigation or increased connectivity to mitigate, or that pollutants arising from surface run off will be satisfactorily prevented from entering the watercourse of the Ecology Park, and as such the proposals are contrary to strategies 46 and 47, and policies D1, D2, D3 EN5 and EN18 of the adopted East Devon Local Plan.”

The Committee noted that the principle for this development was established by the original outline permission for the first 2,900 homes in Cranbrook (03/P1900) which set out that an Ecology Park to the proposed extent would be provided within the eastern half of the new community.

The Ecology Park needed to provide effective drainage and flood protection whilst also providing a usable space during and following periods of wet weather in order to benefit the community all year round.

Particularly the footpaths needed to be constructed in a way which made them usable during and following periods of wet weather and any construction materials needed be resilient to flood water. This observation was made following experiences in the Country Park where path surfaces had been damaged during wet weather.

A sufficient maintenance access would also be required on site, not least to maintain the proposed timber viewing platform, the materials and treatments for which needed to be durable – e.g. tanned timber or wood plastic – with non-slip surfaces.

Furthermore, ecology and biodiversity needs had to be considered. Whilst there was some expected loss of hedgerow, trees were retained and new hedgerows were to be planted within the scheme. In addition a new copse was provided in mitigation. The Committee felt that wildlife habitats would be protected and, to some extent, improved but queried the impact of potential flooding on the ecology and biodiversity.

The Committee had no objections in flooding and flood risk terms with regard to the previous application but was concerned about the usability in wet weather. In ecological terms there were concerns about gaps in hedgerows, habitat connectivity, habitat protection and pollutants.

The current proposals responded to the previous concerns of the planning authority in relation to access and appear to provide an accessible and usable recreational space with sufficient disabled access.

Following discussions, **it was resolved** to support the revised planning application 17/1145/MRES on the basis that the revised proposals address the two reasons for refusal of the original scheme and provide:

- a) an Ecology Park which was both functional in flood risk and flood protection terms;
- b) an accessible, attractive and usable recreational space with disabled access; and
- c) protection, conservation, mitigation and, to some extent, enhancement of wildlife habitats.

P17/27 PLANNING APPLICATION 16/1481/FUL

To consider planning application 16/1481/FUL proposing retrospective consent for the removal of front garden and replacement of gravel for parking at 52 Oakbeer Orchard, Cranbrook EX5 7BL.

The Committee commented that the area was served by a narrow street which made on-street car parking difficult and the parking problems in Phase 1 were already well-documented (ref. minute P16/22). The Committee also commented that any manhole covers needed to be at the same level as the new surface when completed.

It was resolved to support planning application 16/1481/FUL subject to the surfaces remained porous in order to facilitate surface water run-off.

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P17/28 PLANNING APPLICATION 17/0391/MRES

The Committee considered documents relating to a revised 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 previously considered this application and minute P17/21 referred.

On 10 April 2017, the Committee had commented on the original application and had objected to it (ref. minute P17/21). The Committee noted that the revised application addressed its original concerns as follows:

- a) The design of the apartments at plots 59-64 had been improved, the elevations adjusted and the design was now considered adequate and attractive.
- b) The main local route (MLR) street scene now incorporated different coloured cladding which would break up the street scene and highlight the access points. The applicant was also looking to introduce some different materials and colours in roof materials. There were now in excess of six different house types along the MLR and this was considered a sensible mix as more would create too much variation.
- c) The lighting column outside plot 87 would be potentially intrusive to the amenity of the resident(s) of that plot and the applicant had assured the Committee that they would ensure the County Council's lighting engineers were aware of this to avoid a conflict.
- d) The Committee's previous comments on the suitability and security of the proposed surface parking situated at the rear of properties had not been addressed and the Committee noted that comments from East Devon District Council and the Architecture Police Liaison Officer were still outstanding.
- e) The Committee was pleased that all the proposed garages were now of a size of 6.0m x 3.0m internal dimensions to meet East Devon District Council's parking space requirements.
- f) In response to the Committee's previous comment on inadequate visitors' parking it was noted that although the current application did not address this issue, more visitor parking was anticipated along the MLR and this would be incorporated in a separate application.

The Committee added one further comment relating to the protection of green spaces and grass verges from inconsiderate driving and parking and recommended the inclusion of additional appropriate protection measures in the landscaping scheme where verges were at risk of being damaged.

It was resolved to support the revised planning application 17/0391/MRES subject to a satisfactory response to the Committee's concerns relating to rear parking and the protection of grass verges and open spaces.

The meeting closed at 7:45pm.

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