

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 6 March 2017  
**Time:** 7:30pm  
**Venue:** St Martin's Primary School, Younghayes Road EX5 7DT

## **Present**

Cllr Kim Bloxham  
Cllr Ray Bloxham (in the Chair)  
Cllr Louisa Joslin  
Cllr Phil Norgate

## **Also Present**

Janine Gardner, Town Clerk, Cranbrook Town Council

## **P17/9 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Kevin Blakey and Nigel Grimshire.

## **P17/10 DECLARATIONS OF INTEREST**

No declarations were made.

## **P17/11 MINUTES**

The minutes of the meeting on 6 February 2017 were accepted as a correct record.

## **P17/12 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.

## **P17/13 GREATER EXETER STRATEGIC PLAN CONSULTATION: ISSUES**

The Planning Committee considered the Greater Exeter Strategic Plan Consultation: Issues document to form a view on the consultation ahead of the Town Council finalising its response at its meeting on 13 March 2017.

During the discussions it was highlighted that not enough emphasis was placed on the improvement of public transport (page 6) and mobile phone signal infrastructure (Page 7).

The Chairman explained that he had compiled some draft notes which he would circulate with the Council agenda for 13 March 2017 for approval by the Council.

## **P17/14 PLANNING APPLICATION 17/0397/MRES**

The Committee considered planning application 17/0397/MRES proposing the re-plan of Phase 4 of the Cranbrook development comprising of 131 dwellings, highway infrastructure, including highway

access from London Road/B3174 and associated landscaping works at the site north of London Road and east of Court Royal, Cranbrook.

This planning application formed a re-plan of 16/1007/MRES to amend the scheme previously approved on 8 December 2016. This followed issues relating to land ownership in the south-east corner resulting in reduction from 133 approved to 131 homes.

Paragraph 4.2 of the planning support statement detailed the changes which had been made to the scheme as a result of the amended application boundary. These related to the realignment of a cycleway and turning head in addition to changes and movement of house types within the site.

Paragraphs 2.9-2.11 of the statement also referred to the fact that the site access from the B3174 should remain open after occupation and that road constraints at plots 33 and 65 prevent a potential north/south shortcut.

Concerns were also highlighted in relation to potential parking problems at a 90-degree road turn towards the western elevation of the plot.

**It was resolved** to support planning application 17/0397/MRES in principle on the basis that the development of the site for the number of homes proposed had already been established by the previous consent. However, the Committee recommends that planning application 17/0397/MRES only be approved Subject to the following:

- a) Planning conditions included in the previous consent were generally retained;
- b) Site access to the B3174 be closed prior to first occupation as per condition 15 of the previous consent to prevent creation of a shortcut north to south and to prevent potential highways concerns about using the access once the town has built out to higher occupation levels;
- c) Landscaping scheme to include measures to design-out opportunities for parking on and driving over grass verges to prevent unsightly and costly damage to grass verges and the need to retrofit and regularise subsequently installed measures;
- d) Garage and driveway dimensions to be three metres wide to provide usable off-street parking to minimise on street parking – especially given the proposed road widths – and to facilitate access by the emergency services;
- e) Parking, rear access and passageway areas to be lit and/or capable of surveillance to prevent potential for crime and anti-social behaviour;
- f) Readily accessible isolation valves to be fitted to the outside of individual properties to ensure that householders can turn off the district heating supply in the event of a failure;
- g) Street name plates be installed prior to occupation to provide that homes and addresses can be readily identified by visitors to the site, especially the emergency services;
- h) The design of the 90-degree road turn towards the western elevation of the plot be reconsidered to prevent potential parking problems and road safety implications.

#### **P17/15 PLANNING APPLICATION 17/0413/TRE**

To consider planning application 17/0413/TRE proposing the crown reduction of an oak tree at 22 Northwood Acres, Cranbrook EX5 7EU.

The Chairman explained that he had raised with the planning authority that the scanned application was not readable and that the photograph supplied did not show the full extent of the tree and did not enable the proposed work to be assessed in context of the resulting balance of the tree in question.

The scanned image provided as part of the planning application showed the proposed location of the pruning cuts. In principle the Committee had no objection to the works given the proximity of the adjacent dwelling and that the tips of the tree crown would likely strike the building in strong winds.

**It was resolved** to support planning application 17/0413/TRE in principle although the proposed works to the tree may result in a slightly unbalanced change of shape but if left, the proximity of the tree may result in branches striking the house in high winds. The proposed works were therefore considered acceptable but in the future, if further work was required for the same reason, it was suggested that a more balanced approach is used to preserve the overall shape of the tree.

#### **P17/16 PLANNING APPLICATION 17/0483/FUL**

The Committee considered planning application 17/0483/FUL proposing the subdivision of unit C1 (Co-Op) at 147 Younghayes Road, Cranbrook EX5 7DR.

The Committee noted that the reserved matters consent was originally granted for six neighbourhood units via 13/1223/MRES with a revised scheme for seven units being granted subsequently via 13/2573/MRES. In both approvals, Unit C1 (Co-op) was approved as A1 retail only with conditions limiting the use to at least 90% convenience products.

Planning application 17/0483/FUL sought to divide Unit C1 and change the business use class for the new separated unit from A1 to A1/2 which would allow non-retail uses such as financial and professional services. The impact of this, if approved, would be to allow the reduction of floor space in the neighbourhood shops which is available for A1 retail use which the Committee remained concerned about.

The documents supporting planning application 17/0483/FUL provided no evidence to show that there was no wider demand for A1 retail space which could include hairdressers, florists, and a range of other retail services which would be valuable to the community. These uses were prevented at present because of condition 3 of the original approval.

**It was resolved** to support planning application 17/0483/FUL in principle and the sub-division of Unit C1 to create a separate unit in the neighbourhood shops. However, the Committee remained concerned about the potential loss of A1 retail floor space if the application to change the business class use to A1/2 was approved. The Committee would be content for condition 3 in the original approval to be relaxed to provide for a wider A1 use but in the absence of clear evidence that there is no demand for A1 retail space the recommendation of the Committee was that the application for a change to A1/2 be refused.

The meeting closed at 7:47pm.