

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 6 August 2018  
**Time:** 7.45pm  
**Venue:** Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

## **Present**

Cllr Les Bayliss (in the Chair)  
Cllr Kevin Blakey  
Cllr Kim Bloxham  
Cllr Sarah Gunn  
Cllr Matt Osborn

## **Also Present**

Cllr Ray Bloxham, Cranbrook Town Council  
Cllr Colin Buchan, Cranbrook Town Council  
Cllr Sam Hawkins, Cranbrook Town Council  
12 members of the public  
Sarah Jenkins, Town Clerk, Cranbrook Town Council

## **P18/28 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Nick Partridge.

## **P18/29 DECLARATIONS OF INTEREST**

No declarations were received.

## **P18/30 MINUTES**

The minutes of the meeting held on 25 June 2018 were accepted and signed as a correct record.

## **P18/31 PUBLIC PARTICIPATION**

It was agreed that members of the public would make representations on planning applications as each application was considered.

## **P18/32 PLANNING APPLICATION 18/0789/FUL**

The Committee considered planning application 18/0789/FUL for the construction of two single storey detached dwellings and provision of a footpath link at land adjoining Bluehayes Lane (plot 1) and land adjoining Bluehayes House (plot 2), Bluehayes, Broadclyst.

Six members of the public addressed the Committee and raised the following concerns and objections to the application:

- Bluehayes Lane is a private lane with no street lighting
- The landowner does not live in the lane and would not be aware of the impact of the proposals on residents
- All trees in the application area are covered by TPOs
- Residents pay for maintenance and upkeep of the lane which has recently been resurfaced
- Linking the Park Field with the attenuation field by way of linked footpaths will have a detrimental impact on wildlife and the nature corridor currently provided by the area. Residents had noted an increase in wildlife displaced from Cranbrook and the habitat would be negatively affected by the proposals
- Allowing public access by way of the proposed linked footpaths will have a negative impact on residents and their way of life and it will not be possible to enforce any restricted access by members of the public
- The proposed footpaths across the attenuation field could have a detrimental impact on the septic tanks located in the field
- Regarding plot 2 [adjoining Bluehayes House], there is a potable water supply within 50 metres of the proposed dwelling, together with a soakaway and drainage system, contrary to information provided in the Design & Access Statement
- There is no access driveway to Greenacres, and therefore to plot 2, as stated in the plans, only a footpath running parallel to the walled garden
- The proposed designs of the dwellings are out of keeping with surrounding properties
- The proposed dwelling on plot 2 will have a detrimental impact on natural light to Greenacres
- A reptile survey is required to identify protected species
- There is inadequate parking provision
- The proposed sewage tank for plot 1 is immediately adjacent to trees covered by TPOs
- The proposed soakaway for plot 1 is inadequate and could potentially spread contamination during times of flooding
- There will be an increase in traffic in the private lane which will have a detrimental effect on the amenity of existing residents

Cllr Les Bayliss thanked the members of the public for their contributions.

Members of the Committee noted the comments submitted by the Town Council in response to a previous similar application for this location which had been withdrawn.

The Committee was concerned to note that there is little difference between the current proposals and the previous application.

The Committee considered that the application is effectively two applications in one and that issues regarding one property do not necessarily relate to the other. Therefore, if there are material reasons to object to one of the properties, the Committee should object to the whole application irrespective of the issues surrounding the other property. Split decisions are not made on applications of this type.

The application indicates that the applicant is the landowner of Bluehayes Lane, the private lane that the proposed pedestrian links seek to cross from the preserved parkland to the attenuation land. However, the Committee noted that, from the comments received, the other residents of the lane have an interest as they are equally responsible for its upkeep. The other residents do not appear to consent to the pedestrian links and as a result there may be deliverability issues with this part of the application.

The proposed development is in the 'countryside' as defined in the Local Plan and is therefore contrary to Strategy 7 of the Local Plan. Previously, applications for one or more homes within the parish of Cranbrook have been looked upon favourably as the locations were surrounded (or would eventually be surrounded) by urban development of the town. It had been considered inappropriate to refuse on the grounds of Strategy 7 as the proposed site would be completely bounded by other development. This view has been supported at appeal.

However, the current proposal is different as in both cases the application land is not due to be immediately bordered by urban development. In the case of the proposal adjacent to Littleshaw (plot 1), the land to the west is preserved parkland and the land to the east is attenuation. Neither are proposed development areas for the town of Cranbrook. With regard to the other site (plot 2), the location is part of the existing rural settlement of Bluehayes but again is not part of the allocated development area of Cranbrook and is proposed to be bounded to the west by parkland. (Ref. the Cranbrook Development Plan Document – Bluehayes Plan on page 29 of the latest draft Cranbrook DPD).

The application seeks to use Strategy 10 of the Local Plan (Green Infrastructure in the west end / Clyst Valley Regional Park) in support of the proposed pedestrian links. Strategy 10 is also about ensuring that natural ecosystems function in the west end. The link between the preserved parkland, the attenuation field and the remainder of the Cranbrook Country Park is crucial for local wildlife. It is potentially the only wildlife corridor that will remain once the western expansion of the town comes forward as there will be a need for the area to the north of Bluehayes to include new road infrastructure and links to the train station and other parts of the town. There are other opportunities for cycling and footway links and the attenuation field is not suitable for either of these as it floods in extreme wet weather.

The development is within the Clyst Valley Regional Park. Residential housing is not one of the objectives supported by the Strategy. Furthermore, an express objective of the Regional Park is to “provide new wildlife corridors that enhance the biodiversity of the West End” and “conserve and enhance heritage assets and their setting to reflect their intrinsic importance, maximise beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area”. The development site forms part of an existing wildlife corridor that should be enhanced, not eroded by built development.

The Committee therefore considered that the application is contrary to Strategy 10 of the Local Plan.

The Committee also noted that the site adjacent to Littleshaw is in a Tree Preservation area and the long-term survival of the trees would potentially be threatened by the development. The application is considered to be contrary to Policy D3.

Cllr Kim Bloxham proposed that, for the reasons set out above, the Town Council **objects** to this application. This was seconded by Cllr Kevin Blakey and **was resolved**.

*8 members of the public left the meeting*

*Cllr Colin Buchan left the meeting at 8.24pm*

**P18/33 PLANNING APPLICATION 18/1237/MRES**

It was agreed to re-order the agenda and to consider this application for amended reserved matters comprising layout, scale, appearance, landscaping and access for the construction of 256 dwellings and associated infrastructure together with the discharge of conditions 2, 14, 17, 19, 20, 22, 23, 24, 26, 28, 30, 32 and 37 of the associated outline consent (03/P1900) (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at land adjacent to Southbrook Lane, Cranbrook New Community (phase 4).

A member of the public expressed concern regarding any potential change of use of Southbrook Lane and advised that they had sought clarity from the Planning Team at EDDC.

In response to a question from a member of the public, it was noted that the next draft of the Cranbrook Development Plan Document was expected in November for further consultation. The document would be considered again by EDDC in spring 2019 and submitted to the Planning Inspector later that year.

The Committee considered the minor amendments to this application. Cllr Kim Bloxham proposed that the Town Council **supports** the application. This was seconded by Cllr Matt Osborn and **was resolved**.

Cllr Les Bayliss thanked the members of the public for attending.

*The remaining members of the public left the meeting*

**P18/34 PLANNING APPLICATION 18/1666/COU (adjoining parish application)**

The Committee considered planning application 18/1666/COU for the change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution) at Lodge Trading Estate, Broadclyst EX5 3BS.

It was considered that the potential impact of this application on Cranbrook was undetermined as the western expansion area of the town had not yet been decided. However, should planning permission be granted, there was potential for HGVs travelling through urban residential areas which would have a significantly detrimental impact on the amenity of local residents. It was also noted that the only road to the application site is prone to flooding.

Cllr Kim Bloxham proposed that the Town Council **objects** to this application on the grounds set out above. This was seconded by Cllr Sarah Gunn and **was resolved**.

It was further agreed that, if the Planners are minded to approve the application, the Town Council requests that the B2 (general industry) use be conditioned for the repair of the applicant's vehicles only and no other use.

The meeting closed at 8.40pm.