

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 4 March 2019  
**Time:** 7:00pm  
**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  
Cllr Nick Partridge

## **Also Present**

Cllr Barry Rogers, Cranbrook Town Council  
Janine Gardner, Cranbrook Town Council

## **P19/1 APOLOGIES FOR ABSENCE**

No apologies for absence were received.

## **P19/2 DECLARATIONS OF INTEREST**

Cllr Les Bayliss declared a personal interest in relation to agenda item 5 (planning application 19/0133/FUL) by virtue of being a governor of the Cranbrook Education Campus. He would refrain from chairing that item.

Cllr Matt Osborn declared a personal interest in relation to agenda item 5 (planning application 19/0133/FUL) by virtue of his children attending the Cranbrook Education Campus and his wife chairing the PTA.

Cllr Nick Partridge declared a personal interest in relation to agenda item 5 (planning application 19/0133/FUL) by virtue of his children attending the Cranbrook Education Campus and his wife being a governor and treasurer of the PTA.

## **P19/3 MINUTES**

The minutes of the meeting held on 17 December 2018 were accepted and signed as a correct record.

## **P19/4 PUBLIC PARTICIPATION**

No members of the public were present.

*Cllr Sarah Gunn, Vice-Chair of the Planning Committee, in the chair.*

Signed: .....

Date:

**P19/5 PLANNING APPLICATION 19/0133/FUL**

The Committee considered the reserved matters application 19/0133/FUL proposing the erection of a single storey extension to the west wing of the existing building for two additional classrooms at the Cranbrook Education Campus, Tillhouse Road, Cranbrook.

Councillors commented on the necessity of the proposed development and noted a supporting document by the school’s Head of Campus explaining that the nursery had expanded beyond the originally anticipated provision and the classrooms occupied by the nursery at present had originally been intended for use by the primary school.

Councillors commented further that the construction works needed to be coordinated with the current design work led by Devon County Council’s aimed at opening the rear access of the Campus to Phase 3 of the Country Park.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Kim Bloxham and **resolved** to support planning application 19/0133/FUL.

*Cllr Les Bayliss, Chairman of the Planning Committee, in the chair.*

**P19/6 CIL PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION**

The Community Infrastructure Levy (CIL) was a charge to help deliver infrastructure to support development at different rates with were set out in a charging schedule. East Devon District Council adopted its charging schedule in April 2016 and had now begun the process of revising it. The initial stage in preparing a revised charging schedule involved a consultation on the District Council’s “preliminary draft charging schedule”.

The Chairman reported that East Devon District Council was revising its charging schedule to reflect updated national policy and guidance, latest evidence on development costs and values across the district, and to align with development being proposed in the emerging Cranbrook Plan.

In general, the viability study recommended an increase in residential CIL rates compared to the current adopted charging schedule as indexed, although rates remained within the viability headroom. The exception was Cranbrook, which was not able to support CIL due to the level of Section 106 obligations and other costs associated with that development.

The current CIL regulations required charging authorities to prepare a list of those projects or types of infrastructure which it intended to fund through the levy (the “regulation 123 list”) – anything on this list could not be funded through Section 106 contributions. However, draft regulations removed regulation 123 lists, and instead required local authorities to prepare an annual Infrastructure Funding Statement by 31 December each year. This statement will set out how developer contributions had been spent, and anticipated revenue and spend for future years. In addition, the draft regulations remove the pooling restriction which prevent local authorities from using more than five section 106 obligations for a single infrastructure project.

In summary, the preliminary draft CIL charging schedule would not apply to Cranbrook and a Section 106 regime would continue to apply. The Committee noted that the Council’s asset delivery working group had been pressing for this outcome for some time.

It was proposed by Cllr Les Bayliss, seconded by Cllr Sarah Gunn and **resolved** to support the provisions proposed in the preliminary draft charging schedule, especially the continuation of a Section 106 regime in Cranbrook.

The meeting closed at 7:11pm.

Signed: .....

Date: