

MINUTES

Committee: Planning Committee
Date: Monday, 20 May 2019
Time: 6:00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Les Bayliss (in the Chair)
Cllr Colin Buchan
Cllr Peter Healey
Cllr Phil Norgate
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Kevin Blakey, Cranbrook Town Council
Cllr Kim Bloxham, Cranbrook Town Council and East Devon District Council
Cllr Sam Hawkins, Cranbrook Town Council and East Devon District Council
Janine Gardner, Cranbrook Town Council
Philippa Davies, Midweek Herald
One member of the public

P19/14 APOLOGIES FOR ABSENCE

No apologies were received.

P19/15 DECLARATIONS OF INTEREST

No declarations of interest were made.

P19/16 MINUTES

The minutes of the meeting held on 8 April 2019 were accepted and signed as a correct record.

P19/17 PUBLIC PARTICIPATION

No representations were made by the member of the public who attended the meeting.

P19/18 PLANNING APPLICATION 19/0620/MOUT

The Committee considered planning application 19/0620/MOUT, proposing the expansion of Cranbrook comprising up to 930 residential dwellings, primary school, community use, mixed use area including business use, community uses, sport and recreation facilities and children's play, green infrastructure, access, landscaping, allotments, engineering works, demolition, associated infrastructure and car parking for all uses as part of Cranbrook's Western Expansion Area (Bluehayes).

Signed:

Date:

The Chairman highlighted that the Council had already commented on the principle of this proposed development as part of the recent consultation on the Cranbrook Development Plan Document (DPD) as follows:

“The proposals are broadly supported with the exception of the mixed-use area (as commented below) and the desire to maintain clear separation between the town and existing Station Road homes.

Road design is key to this development with satisfactory resolution of the traffic and transport issues surrounding Station Road and safe access to the B3174.”

and

“The Town Council does not support the proposals for Bluehayes which provide residential units capable of conversion to employment. The current lack of small incubator sites in the town have seen a growth in small businesses being run from domestic garages. This has impacted on residential amenity both from unneighbourly parking of goods vehicles to noisy activities associated with some businesses. Any proposals to deliver homes where the ground floor can be converted to business use needs to be carefully weighed against any adverse impact on residential amenity. The Town Council welcomes the delivery of small business opportunities but these need to be separate from residential housing. The preferred option is for employment opportunities to be delivered within walking and cycling distances from residential but not as proposed by mixed use in Strategy CB2.”

The Chairman highlighted that two objections had been published on East Devon District Council’s planning portal from residents in the Station Road area, Broadclyst regarding the impact on the natural environment and ecology of the area as well as flooding concerns. A third objection from Exeter City Council’s environmental health service had been received regarding the potential impact on air quality.

The Committee noted that further details, including details to the proposed road layouts, would become available in the subsequent reserved matters planning application but the Committee was concerned at this stage about potential difficulties in road traffic management at the proposed roundabout or junction which would connect Bluehayes Lane and the B3174 in such close proximity to the existing roundabout at Gate A in Cranbrook.

The Committee further commented that the proposed alternative route to the train station would benefit the entire area.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support planning application 19/0620/MOUT in principle but recommend that the Committee’s concerns be addressed regarding the potential difficulties in road traffic management at the proposed roundabout or junction which would connect Bluehayes Lane and the B3174 in such close proximity to the existing roundabout at Gate A in Cranbrook.

P19/19 PLANNING APPLICATION 19/0787/MRES

The Committee considered planning application 19/0787/MRES proposing the layout, scale, appearance and landscaping for the construction of 80 dwellings and associated infrastructure at land to the north-east of the Cranbrook Education Campus in Phase 5.

The Committee commented that the proposed cul-de-sacs within the development could exacerbate the parking problems already experienced across Cranbrook. The Committee commented further that rear car parking courts were not well-used in existing parts of the town. The Committee noted again that Devon County Council had adopted discretionary parts of the Government’s Manual for Streets in Cranbrook which meant that it would not support or provide street lining or signing.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support planning application 19/0787/MRES subject to the above comments regarding the use of rear car parking courts.

Signed:

Date:

P19/20 PLANNING APPLICATION 19/0554/MFUL

The Committee considered planning application 19/0554/MFUL, proposing the change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated information for use and access at Elbury Farm, Broadclyst [sic] EX5 3BH. The Committee noted that this application was located in the parish of Cranbrook.

The Committee noted that the area which was subject to the planning application was already used informally by fording the stream which caused damage to the banks and the Committee welcomed the proposed incorporation of the proposed SANG into the Country Park.

The Committee noted that the proposed SANG would not be subject to the Country Park Management Plan and that East Devon District Council may seek a dowry covering the maintenance of the SANG for 80 years. The Committee requested clarity regarding the future ongoing maintenance arrangements.

The Committee further commented on the nature of the SANG and whether these should form natural spaces and whether or not therefore paths should be gravelled.

It was proposed by Cllr Matt Osborn, seconded by Cllr Barry Rogers and **resolved** to support planning application 19/0554/MFUL subject to the above comments.

The meeting closed at 6:33pm.

Signed:

Date: