

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 24 June 2019  
**Time:** 7:00pm  
**Venue:** Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

## **Present**

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

## **Also Present**

Cllr Kevin Blakey, Cranbrook Town Council  
Cllr Ray Bloxham, Cranbrook Town Council  
Cllr Kim Bloxham, Cranbrook Town Council  
Tracy Simmons, Cranbrook Town Council  
Two members of the public

## **P19/21 APOLOGIES FOR ABSENCE**

No apologies were received.

## **P19/22 DECLARATIONS OF INTEREST**

No declarations of interest were made.

## **P19/23 MINUTES**

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

## **P19/24 PUBLIC PARTICIPATION**

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

## **P19/25 PLANNING APPLICATION 19/1013/MRES**

The Committee considered planning application 19/1013/MRES, proposing the layout, scale, appearance, landscaping and access for the construction of 248 dwellings and associated infrastructure at land to the west of Southbrook Lane, Cranbrook.

The Committee noted that the principle of planning had already been established and found the general layout acceptable.

The Committee queried how the parcel would connect to any future developments east of Southbrook Lane.

The Committee perceived the cream and brick finishes to the houses as bland.

Signed: .....

Date:

The proposals currently included a concentration of affordable housing towards the south of the parcel and the Committee commented that affordable housing should be better integrated across the entire development.

The Committee commented that the proposed cul-de-sacs could exacerbate the parking problems already experienced across Cranbrook, however these may also act as a traffic calming measure.

The Committee raised a possible refuse collection issue. The planned roads became narrower away from the main local route (MLR) where larger appliances would have to reverse out.. A similar issue was also raised regarding public transport and the Committee questioned whether adequate access for busses could be provided because the main local route (MLR) did not run the length of the parcel.

Cllr Barry Rogers highlighted a contradiction in the documents relating to the planning application, in that the Landscape Visual Impact Appraisal (document 3518741 section 2.5) stated that 'proposals are for dwellings of no more than 2.5 storeys in height' yet the building heights plan entitled 125 Rev P1: storey heights (document 3518834) featured 3 storey buildings.

It was proposed by Cllr Barry Rogers, seconded by Cllr Matt Osborn and **resolved** to support planning application 19/1013/MRES subject to the following recommendations:

- To include a mix of colours and designs as seen in Phase 1 of the development as opposed to the blander appearance proposed.
- To design-out grassed areas at end of terraces and assign to homeowners wherever possible.
- To review how this parcel would connect to future developments to the east of Southbrook Lane.
- To better integrate affordable homes throughout the parcel which were currently concentrated towards the south of the parcel

The meeting closed at 7.13 pm.

Signed: .....

Date: