

MINUTES

Committee: Planning Committee
Date: Monday, 3 August 2020
Time: 7:00pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Les Bayliss (Chair)
Cllr Colin Buchan
Cllr Phil Norgate
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, Deputy Clerk, Cranbrook Town Council

P/20/28 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/20/29 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of EDDC planning committee and reserved the right to revise any comments when all the information is known.

P/20/30 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to accept and sign the minutes of the meeting held on 15 June 2020 as a correct record.

P/20/31 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/32 PLANNING APPLICATION 20/1190/MRES

The Committee considered the reserved matters planning application 20/1190/MRES comprising layout, scale, appearance, landscaping and access for the construction of 311 dwellings and associated infrastructure (subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement). Cranbrook Phase 6 Land, to the north of Southlands, London Road, Cranbrook.

The Committee noted the proposed bland finish of the houses. The Committee commented that they would prefer a variety of colours, materials and designs as seen in Phase 1 of the development as opposed to the more bland appearance of subsequent phases.

Signed

It was noted that all of the socially rented units were flats, including units over garages and none of the units have any outside garden space. The Committee discussed and considered that there should be a range of house types for the socially rented units to include houses as well as flats.

The Committee noted there are a number of grass verges and small areas of public open space in the plans. It was questioned whether small areas of public open space and verges could be design-out or conveyed to homeowners wherever possible, this was in light of the experience gained in current phases, clarity was also needed as to what areas would fall to the Town Council to maintain.

The Committee noted that there are a large proportion of rear parking courts, past experience has shown that parking courts were not well utilised in existing phases and instead residents were parking on the roads which are not furnished with lines, signs, or other parking restrictions. Additionally, it was noted that the accessibility of these rear parking courts was poor in some cases, with some residents having a long walk to access the front of their properties.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan, and **resolved** to support the principle of the development; however, the Committee would like to raise the following comments:

1. to include a mix of colours and designs as seen in Phase 1 of the development as opposed to the blander appearance proposed
2. that there should be a range of house types for the socially rented units and that some of these to have outside garden space
3. the number of rear parking courts be reduced where possible and where necessary access to these improved
4. To design-out small areas of public open space and verges or convey these to homeowners wherever possible. Clarity was also needed as to what areas would fall to the Town Council to maintain.

The meeting closed at 19.18 pm.

Signed