

MINUTES

Committee: Planning Committee
Date: Monday, 28 September 2020
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

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

Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/41 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/20/42 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/43 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 21 September 2020 as a correct record.

P/20/44 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/45 PLANNING APPLICATION 20/1811/FUL

The Committee considered Planning Application 20/1811/FUL to render the full extent of all exterior walls of the dwelling.

The Committee commented that the address on the application was wrong.

It was proposed by Cllr Matt Osborn seconded by Cllr Colin Buchan and **resolved** to support the application however the Committee requested clarification on the property address.

P/20/46 CONSULTATION ON CHANGES TO PLANNING POLICY AND REGULATIONS

The Committee considered the response to the consultation on Changes to Planning Policy and Regulations.

Signed

The Committee discussed the Changes in Planning Policy and Regulations and discussed that most of the information within the document was in relation to District and County Councils, and not aimed towards Parish or Town Councils. The Committee clarified that within the response, only questions that were relevant to Town Councils were answered.

It was proposed by Cllr Barry Rogers, seconded by Cllr Matt Osborn and **resolved** to submit the response to the Ministry of Housing, Communities & Local Government and requested to have a more concise summary of changes and how they would affect the Town Council from the Local Planning authority in the future.

P/20/47 SOUTH WHIMPLE FARM

The Committee considered

- (a) Planning Application 20/2028/V106 - Variation of the S106 for 16/1826/MFUL (Erection of 19 houses at South Whimple Farm) to reduce the requirement for affordable housing provision from 26% (5 houses) to 0% (nil houses) as part of the development.
- (b) Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove the requirement for a connection to the Cranbrook district heating network.
- (c) Planning Appeal reference APP/U1105/W20/3254780 for the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove the requirement for a connection to the Cranbrook district heating network. (This appeal has been made to the Secretary of State against the failure of the EDDC to determine planning application 19/2591/VAR within the statutory time period.

The Committee discussed the removal of social housing and how allowing this amendment may set a precedent for future developments.

The Committee commented that the original planning permission was granted under the premise of being joined to the heating system as well as including the social housing provision and were uncomfortable with the change in direction of the developers.

It was proposed by Cllr Barry Rogers, seconded by Cllr Colin Buchan and **resolved** to

- (a) not support Planning Application 20/2028/V106 for the variations of the S106 for 16/1826/MFUL to reduce the requirement for affordable housing provision from 26% to 0%.
- (d) not support Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL to remove the requirement for a connection to the Cranbrook district heating network.

It was proposed by Cllr Colin Buchan, seconded by Cllr Matt Osborn and **resolved** to

- (c) note the Appeal reference APP/U1105/W20/3254780.

P/20/48 PLANNING APPLICATION 20/2019/V106

The Committee considered planning application 20/2019/V106 for the variation of S106 agreement to reduce overall affordable housing provision at Persimmon Phase 6 site (19/1013/MRES) from 28.56% to 18.12%, new split comprising 30 social rented properties and 14 Home Buy (shared ownership) properties.

The Committee discussed the reduced levels of proposed social housing and felt that the development was well balanced. The Committee noted that the proposition would improve the base rate for the Town Council, improve the mix of commercial and socially rented accommodation and is supported by the local Social Housing company.

It was proposed by Cllr Colin Buchan, seconded by Cllr Matt Osborn and **resolved** to support the variation of S106 agreement to reduce overall affordable housing provision at Persimmon Phase 6

Signed

site 19/1013//MRES from 28.56% to 18.12%, new split comprising 30 social rented properties and 14 Home Buy (shared ownership) properties.

The meeting closed at 7.04 pm.

Signed