



MINUTES

Committee: Planning Committee
Date: Monday, 9 November 2020
Time: 7:00pm
Venue: Zoom

Present

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

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Alice Lloyd, Country Park Ranger, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

It was proposed by the Chair that item 5 on the agenda be discussed after item 6

P/20/61 APOLOGIES FOR ABSENCE

No apologies for absence were received

P/20/62 DECLARATION OF INTERESTS

Cllr Barry Rogers declared personal and pecuniary interests in Agenda Item 5 by virtue of the planning application being for his property.
Cllr Les Bayliss, Cllr Kevin Blakey, Cllr Colin Buchan, Cllr Phil Norgate and Cllr Matt Osborn declared a personal interest in Agenda Item 5 by virtue of serving as a members of Cranbrook Town Council together with the applicant.
Cllr Ray Bloxham declared a personal interest in Agenda Item 5 by virtue of being a close neighbour to the property and would not make comments on this application

P/20/63 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 26 October 2020 as a correct record.

P/20/64 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/65 PLANNING APPLICATION 19/0620/MOUT

The Committee considered the amended plans for outline planning application 19/0620/MOUT with all matters reserved except access for the expansion of Cranbrook comprising up to 850 residential

Signed

dwellings, C2 residential institutions, primary school, mixed use area including A1, A2, A3, A4, A5, B1 business use (such uses in Classes A1-5 and B1 to comprise up to 1,500 sq metres), community uses, (including D1 non-residential institutions and D2 assembly and leisure), sport and recreation facilities and children's play green infrastructure /(including open space and SANG), access, landscaping, allotments, engineering (including ground modelling and drainage) works, demolition, associated infrastructure and car parking for all uses.

The Committee discussed that the application included three areas of SANG, two of which were new proposed SANG sites.

One of the new proposed SANG sites, to the South of the train station, had overtime developed into a wetland area. The Country Park Ranger made comment that only a "breeding bird survey" had been conducted for this application and therefore did not take into consideration the overwintering birds or winter visitors. It was considered that dogs off lead in this area would be detrimental to the wildlife.

The Committee discussed the proximity of Bluehayes Lane to the proposed new roundabout. The Committee considered that access off Bluehayes lane, in such close proximity to the proposed new roundabout, could be seen as being dangerous and may also cause access difficulties for the residents of Bluehayes. Bluehayes lane is privately owned and outside of area of the planning application, however, it was commented that the proposed roundabout should include Bluehayes lane in its design.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support the planning application in principle but with the following comments:

1. To include the Bluehayes lane junction in the proposed access roundabout.
2. That a further bird survey be carried out within the proposed SANG area during the winter months to identify the potential presence of overwintering/migrating birds.

Councillor Barry Rogers left the meeting

P/20/66 PLANNING APPLICATION 20/2296/FUL

The Committee considered planning application 20/2296/FUL for the construction of a porch at 20 Best Park, Cranbrook, Exeter, Devon, EX5 7AG.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Osborn and **resolved** to support planning application 20/2296/FUL.

The meeting closed at 6.51 pm.

Signed