

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 7 December 2020  
**Time:** 7:00pm  
**Venue:** Zoom

## Present

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

## Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

## P/20/67 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn

## P/20/68 DECLARATION OF INTERESTS

No declarations of interest were made.

## P/20/69 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and resolved to accept and sign the minutes of the meeting held on 09 November 2020 as a correct record.

## P/20/70 PUBLIC PARTICIPATION

There were no members of the public in attendance.

## P/20/71 PLANNING APPLICATION 20/2399/FUL

The Committee considered Planning Application 20/2399/FUL for the retention of render and cladding to rear extension at 12 Southbrook Meadow, Cranbrook.

The Committee noted that the planning application was retrospective as the materials differed from the original dwelling. The materials were of good quality and allowed the extension to blend in with the surrounding properties.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support the planning application.

Signed .....

### **P/20/72 PLANNING APPLICATION 20/2482/TRE**

The Committee considered Planning Application 20/2482/TRE for the removal of two lower secondary branches and to crown reduce a T1 Oak, work required to alleviate conflict between trees and vehicles.

The Committee commented that a separate planning application for this tree had been previously discussed on the 21 September 2020, minute ref P/20/40, but that planning application 20/1947/TRE had been withdrawn.

The Committee commented that the proposed works were less intrusive to the tree.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to support the planning application.

### **P/20/73 PLANNING APPLICATION 19/1798/MOUT**

The Committee considered the amended Planning Application 19/1798/MOUT for the construction of up to 200 dwellings and associated infrastructure, with all matters reserved apart from access land West of Gribble Lane Rockbeare.

The Committee commented that Planning Application 19/1798/MOUT was considered by the Planning Committee on the 3 February 2020, minute Ref P/20/05, and the comments made at the time were:

1. It was noted that the eastern edge of the development, in the Cranbrook Development Plan, would be a Suitable Alternative Natural Greenspace (SANG) but this application had housing in that location.
2. It was commented that the application had a low percentage of affordable housing and that these properties were not evenly distributed across the development, but clustered.

The Committee discussed that the design and location of the buildings had not been altered in the amended plan, accounting for the SANG that should be in that location in accordance with the Cranbrook Development Plan.

The Committee noted that the affordable housing percentages and locations had not been altered in the amended plan.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to object to the planning application with the same comments as previously:

1. The Cranbrook Development Plan shows a Suitable Alternative Natural Greenspace (SANG) at the eastern edge of the development, but this application had housing in that location.
2. The application had a low percentage of affordable housing and that these properties were not evenly distributed across the development, but clustered.

### **P/20/73 PLANNING APPLICATION 20/1190/MRES**

The Committee considered the amended 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, Exeter, EX5 7GB.

The Committee commented that Planning Application 20/1190/MRES was considered by the Cranbrook Town Councils Planning Committee on the 3 August 2020 and again on the 26 October 2020, minute ref P/20/60. At that time the Committees comments were:

Signed .....

1. The Committee remained concerned about the mix of social rented properties particularly that none of these have garden space, and highlighted the comments made by East Devon District Councils housing officer.
2. The Committee remained concerned about rear parking courts and supported the comments made by the Police Architectural Liaison Officer.

The Committee discussed that the mix of social rented properties had not altered in the amended plans, all of the socially rented units were still either flats or over garages/ coach houses and none of these units had any outside garden space.

The Committee noted that the design of the rear parking courts had not been altered, nor had the visibility from the household to the parking areas been improved as per the Police Architectural Liaison Officer comments.

The Committee commented that it was disappointed that the comments raised at the previous two meetings had not been addressed and it is concerned that the views of the Town Council were not being taken into consideration.

It was proposed by Cllr Colin Buchan, seconded by Cllr Les Bayliss and **resolved** to support in principle the planning application 20/1190/MRES with the following comments:

1. To note that the Planning Committee was strongly disappointed that the comments raised previously had not been taken into consideration
2. The Committee remains concerned about the mix of social rented properties particularly that all of these have no garden space, and highlights the comments made by East Devon District Councils housing officer in September 2020.
3. The Committee remains concerned about rear parking courts and supports the comments made by the Police Architectural Liaison Officer in September 2020.

**The meeting closed at 19.15 pm.**

Signed .....