



MINUTES

Committee: Planning Committee
Date: Monday, 26 April 2021
Time: 6:30pm
Venue: Zoom

Present

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

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/21/26 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/27 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to accept and sign the minutes of the meeting held on 29 March 2021 as a correct record.

P/21/28 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/29 5. PLANNING APPLICATION 21/0983/RES

The Committee considered planning application 21/0983/RES proposing the layout, scale, appearance & landscaping for the erection of 5 dwellings, including the discharge of condition 8 (external lighting), condition 9 (landscaping), condition 10 (finished floor levels), condition 12 (refuse storage) and condition 14 (materials) in respect of subsequent outline application 18/0936/OUT at the land to the North of Southbrook Court, Southbrook Lane, Whimple.

It was noted that Cranbrook Town Council Planning Committee considered the outline application 18/0936/OUT on the 4 June 2018 minute Ref P18/21 and the Town Council considered planning application 18/2790/RES on the 21 January 2019 minute Ref 19/14. At both times the Council supported the applications.

The proposed landscaping, finished floor levels, refuse storage and materials all appear to be of high quality and a good mix of finishes are proposed. The lighting proposed was all low-level lighting in bollards through the development which were deemed appropriate for the area.

Signed

The Committee questioned whether the maintenance of the area of green space would be handed over to the town Council.

The Committee questioned whether there was a drainage tank under the earth mound on the drainage map.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support this application but the Committee would like clarity on the drainage plan and the future management of the landscaping in the development.

P/21/30 PLANNING APPLICATION 21/1002/VAR

The Committee considered planning application 21/1002/VAR proposing the removal of conditions 33, 34 and 35 on the outline planning permission ref: 10/2184/MOUT for an intermodal freight facility and freight distribution centre, landscaping, ancillary works and updated Environmental Statement at the Lidl Distribution Centre, Chillpark Brake, Clyst Honiton, EX5 2FU. The Committee commented the Town Council is being consulted as an adjoining parish as the application falls within Clyst Honiton boundaries

It was noted that Conditions 33, 34 and 35 of the outline planning consent related to the railhead provision and placed restrictions on the quantum of warehouse floorspace that could be occupied, depending on the completion of the railhead.

The Committee noted that the application was discussed in March 2017 and at that time the Council was happy for the removal of the conditions.

The Committee commented that the original conditions were to reduce the amount of traffic on the road. Initially the plan was for a railhead to be developed on the site to connect with other local distribution operations. The railhead proposal had not moved forward and was no longer feasible due to the incline out of Exeter St David's being too steep for the weight of carriage needed to service the distribution centre.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support this application for the removal of conditions 33, 34 and 35.

P/21/31 PLANNING APPLICATION 21/1077/OUT

The Committee considered planning application 21/1077/OUT proposing the construction of five dwellings and associated infrastructure, outline application seeking approval for access and scale, with matters of appearance, layout, and landscaping reserved, at The Jack in The Green Inn, London Road, Rockbeare, Exeter, EX5 2EE.

The Committee commented that there was a principal planning concern regarding the loss of parking for the Jack in The Green Inn and the potential impact of displacement into nearby residential areas and the B3174. The current car park, which would be halved by this proposal, was regularly full at weekends and other busy times.

The Committee questioned the parking analysis that had been performed as the analysis did not appear to take the Jack in The Green Inns' clientele into consideration. Although the location of the pub would be accessible via other means in the future from the development of Cranbrook the Inn is a restaurant and attracts patrons from across the County and further who would arrive by car.

It was proposed by Cllr Les Baylis, seconded by Cllr Kevin Blakey and **resolved** to support the principle of the development but the Committee wants to raise concerns about the potential displacement of car parking at busy times and the impact this may have on the surrounding development.

The meeting closed at 6.59 pm.

Signed