

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 9 august 2021  
**Time:** 7:00pm  
**Venue:** Younghayes Centre, 169 Younghayes Road EX5 7DR

## Present

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

## Also Present

Tracy Simmons, Deputy Clerk, Cranbrook Town Council

## P/21/57 APOLOGIES FOR ABSENCE

No apologies for absence were received.

## P/21/58 DECLARATION OF INTERESTS

No declarations of interest were made.

## P/21/59 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 19 July 2021 as a correct record.

## P/21/60 PUBLIC PARTICIPATION

There were no members of the public in attendance.

## P/21/61 PLANNING APPLICATION 21/2020/MRES

The Committee considered planning application 21/2020/MRES comprising the reserved matters of access, appearance, landscaping, layout and scale for the southern side of the High Street comprising 11 retail units (to comprise A1, A2, A3, A4, A5 uses, in accordance with the outline consent (now recognised as falling within Class E)) and 26 residential dwellings, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 24, 28, 29, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at parcel TC4A, land south of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

The Committee questioned the design of the waste bins and whether they would be acceptable to East Devon District Councils Streetscene collection teams, given Streetscene are moving to larger

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bins and a vehicle with a lift to deal with the weight. Furthermore, it was noted that the proposed locations of bins in the Square was unclear which would be Cranbrook Town Council or East Devon District Councils responsibility.

The Committee noted the objection to this and subsequent town centre proposals raised by the Devon Wildlife Trust regarding biodiversity enhancement guidelines associated with new developments; the lack of bird and bat boxes; and the necessity for native planting.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support this application but to raise the following comments:

1. to question whether the waste bins were acceptable to Streetscene for their collection teams
2. a general comment on all town centre applications, to support the planting of native species where possible to increase biodiversity and supports Cranbrook in its native environment
3. the town council would support provision for the installation of beehives on the roofs of the town centre buildings.

### **P/21/62 PLANNING APPLICATION 21/2021/RES**

The Committee considered planning application 21/2021/RES comprising the reserved matters of access, appearance, landscaping, layout and scale for a children's day nursery with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6, 11, 14, 17, 22, 23, 24, 28, 30, 33, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an environmental statement) at parcel TC4A, land south of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

The Committee debated the use of exterior render and questioned if the future resilience had been taken into consideration regarding the colour and surface material proposed. On balance the Committee supported the proposals.

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

### **P/21/63 PLANNING APPLICATION 21/2033/MRES**

The Committee considered planning application 21/2033/MRES comprising the reserved matters of access, appearance, landscaping, layout and scale for retail uses comprising a supermarket and Cranbrook town square, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions 6,11,14,17, 22, 24, 28, 30, 34 and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement) at parcel TC4A land south of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

The Committee questioned the design of the waste bins and whether they would be acceptable to East Devon District Councils Streetscene collection teams. The Committee also questioned whether designated dog bins should be provided. Furthermore, it was noted that the proposed locations of bins in the Square was unclear.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to support this application but to raise the following comments:

1. to question whether the waste bins were acceptable to Streetscene for their collection teams
2. to clarify which bins would be Cranbrook Town Council or East Devon District Councils responsibility
3. the use of generic waste bins over specific dog waste bins was preferred

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## **P/21/64 PLANNING APPLICATION 21/2031/RES**

The Committee considered planning application 21/2031/RES for the approval of access, appearance, landscaping, layout and scale for the access road to parcel TC4 of Cranbrook town centre (development of Cranbrook new town ref. 03/P1900). Discharge of conditions 6 and 14 of planning permission 03/P1900 at Parcel TC4A Land South of Tillhouse Road, Cranbrook Town Centre, Cranbrook.

It was noted that the road and pavements were of standard construction, however, there did not appear to be any mix in tabletop material or colour.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Les Bayliss and **resolved** to support this application.

## **P/21/65 PLANNING APPLICATION 21/1285/RES**

The Committee considered planning application 21/1285/RES comprising layout, scale, appearance & landscaping for the erection of 9 dwellings, Discharge of conditions 4 (drainage), 6 (ground infrastructure), 8 (external lighting), 9 (landscaping), 10, (finished floor levels), 11(ecological recommendations), 12 (refuse storage) and 13 (materials) in respect of subsequent outline application 18/2588/OUT at Southbrook Lane, Whimple.

It was noted that Cranbrook Town Council Planning Committee discussed planning application 21/1285/RES on the 7 June 2021, minute ref P/21/42 and resolved to object to this application. Whilst the principle of development of the site, the general design of the properties and layout was supported the application in its form was not acceptable for the following reasons:

1. The appointment of a management company could be avoided by an improved design of the landscaping so that this is demised to the nine households.
2. Equally the need for a management company would be avoided by timing construction to allow for mains connection of surface and foul drainage as the surrounding town builds out.
3. The proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary are unacceptable and could lead to flooding.
4. The flood risk assessment detail was insufficient.
5. There were no submitted details of either the proposed sustainable urban drainage system or the proposed foul drainage package treatment plant.
6. The provision of a bin collection point at the access to the site was not supported. Domestic waste should be collected from kerbside outside properties.
7. There was no information about provision for sustainable heating and no information on other sustainability factors such as solar energy and Electric Vehicle charging points.
8. Lighting proposals were unacceptable in terms of highway adoption. This would mean that the site roads remain with the residents to maintain in perpetuity.

The amended plans included changes to the planning layout which comprised of the addition of hedgerow planting at the entrance to the site, the relocation of the communal bin store, the relocation of sheds away from the root protection areas (RPAs) of the existing trees and the addition of a visitor parking bay.

The amendments also included the following new documents:

- Construction Environmental and Management Plan (CEMP)
- Site sections
- Conveyance plan
- Supporting note for drainage

The Committee noted in response to the comments previously raised by the council:

1. The revised conveyance plan demised the whole estate between the householders and therefore effectively negated the need for a management company.

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5. Details of the Sustainable Urban Drainage System and foul drainage plant were supplied in the revised plans.

However, the remaining areas of concerns raised previously remained unaddressed:

2. The drainage system would have to remain with the householders and no action has been taken on adoption by South West Water.
3. The unchanged proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary were unacceptable and could lead to flooding.
4. The flood risk assessment had not been addressed.
6. The concerns about the proposed bin collection point were reinforced by the fact that the Town Council had been working with East Devon District Council's Streetscene to agree discontinuance of another bin collection point due to a range of issues including environmental health concerns and complaints from residents who reside adjacent to the collection point.
7. Sustainability issues - Issue not addressed.
8. Lighting remains unchanged and therefore the estate road could not be adopted and would remain with the residents to maintain.

It was proposed by Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to object to this application. Whilst the principle of development of the site, the general design of the properties and layout was supported the application in its present form was not acceptable for the following reasons:

1. Surface and foul drainage should be mains connected and adopted by South West Water.
2. The proposals to discharge both surface and foul drainage into a shallow ditch on the southern boundary are unacceptable and could lead to flooding and impact on adjacent development which will be connected to mains drainage. The preferred method to discharge to South West Water's network within the Cranbrook development is supported.
3. The flood risk assessment detail was still insufficient.
4. The provision of a bin collection point at the access to the site was not supported. Domestic waste should be collected from kerbside outside properties.
5. There was no information about provision for sustainable heating and no information on other sustainability factors such as solar energy and Electric Vehicle charging points.
6. The lighting proposed is unacceptable and should be of a sufficient standard that the estate road can be adopted.

#### **P/21/66 PLANNING APPLICATION 21/0983/RES**

The Committee considered planning application 21/0983/RES comprising 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 discussed planning application 21/0983/RES on the 26 April 2021, minute ref P/21/29 and resolved to support this application but would like clarity on the drainage plan and the future management of the landscaping in the development.

1. The Committee would like to know whether the management of the landscaping in the development would be handed over to the Town Council.
2. The Committee questioned whether there was a drainage tank under the earth mound on the drainage map and would like more clarity on this.

The amended plans included changes to drawings including the addition of 2 x visitor parking bays at the entrance to the site and additional information on the communal bin store. Minor changes also related to the relocation of the balcony on house two, from the south elevation to the west elevation and the re-location of the privacy screen on house 5 from the east elevation to the north. Finally, amendments included the submission of a Foul Drainage Assessment Form (FDA1).

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The Committee noted that the Town Council does not support the imposition of estate management companies and if the roads and drainage were to remain unadopted the whole estate should be demised to resident's ownership. The site was within a large scale urban development and there were opportunities for mains connection and adoption.

The Committee also noted that the Drainage system should be connected to mains drainage (both surface and foul). Discharging into the adjacent ditch was unacceptable and is likely to result in flooding and impact on neighbouring development parcels.

Finally, it was discussed that bin collection points were problematic and have caused issues elsewhere in Cranbrook, with impacts on environmental health and neighbour disputes.

It was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved** that whilst the principle of development and general site layout was acceptable the Town Council now objects to this application on the following grounds:

1. The Town Council does not support the imposition of estate management companies and if the roads and drainage were to remain unadopted the whole estate should be demised to residents ownership. The site was within large scale urban development and there were opportunities for mains connection and adoption.
2. The Drainage system should be connected to mains drainage (both surface and foul). Discharging into the adjacent ditch was unacceptable and was likely to result in flooding and impacts on neighbouring development parcels.
3. Bin collection points were problematic and had caused issues elsewhere in Cranbrook with impacts on environmental health and neighbour disputes.

#### **P/21/67 PLANNING APPLICATION 21/1939/FUL**

The Committee considered planning application 29/1939/FUL comprising a garage conversion and alterations at 7 Southbrook Meadow, Cranbrook, Exeter, Devon, EX5 7DW.

The Committee noted that the proposed changes to the front elevation may create an issue with the street scene as the property was one of a terrace of similarly designed properties.

It was also noted that the applicant cites that there were two parking spaces at the front of the property. The original planning consent authorised one space and in 2020 the applicant created the second one. There does not appear to be any planning application or consent authorising the second space.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** that although Cranbrook Town Council Planning Committee has no objection to the principle of the conversion of the garage it raises an objection in seeking a revised design to the frontage to make it more sympathetic within the Streetscene and clarity on whether or not the second parking space should first be regularised within the planning system.

#### **P/21/68 PLANNING APPLICATION 21/2018/PRETDD**

The Committee noted planning application 21/2018/PRETDD proposing laying of the LV cable undergrounding at Bluehayes Lane Cranbrook which will involve the disturbance and root pruning of minor roots associated with trees protected by 89/167/TPO.

#### **P/21/69 PLANNING MONITORING REPORT**

The Committee noted the planning monitoring report.

#### **P/21/70 NATIONAL PLANNING POLICY FRAMEWORK**

The Committee noted the revised National planning policy framework.

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The Committee commented that item 130b in the report states, 'Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and the Town Council hopes that the Tillhouse restoration is sensitively handled with this in mind.

The Committee commented that East Devon District Councils Service Lead – Planning Strategy and Development Management Ed Freemans covering letter was a useful distillation of the policy.

#### **P/21/71 DEVON COUNTY COUNCIL BUS STRATEGY**

The Committee considered the response to Devon County Council's bus strategy.

The Committee commented that what was needed was a transport network that works together, busses and train times should tie into each other's services, and offer routes across the County. The system should be affordable, integrated and serving the needs of the community.

Prime Minister's comments from the report 'We want simple, cheap flat fares that you can pay with a contactless card, with daily and weekly price capping across operators, rail and tram too. We want a network that feels like a network, with easy-to-understand services, consistent high standards and comprehensive information at the touch of a phone' echo the feelings of the Town Council.

It was noted that the service into Cranbrook will improve little by little and not a giant leap.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to delegate to the Chair of the Planning Committee and the Deputy Clerk to respond to the consultation as indicated in the report.

#### **P/21/72 REGIONAL TRANSPORT STRATEGY**

The Committee considered the response to the peninsula transport strategy.

The Committee commented that wanted to reinforce the comments made in the report, namely the 5 goals. It was noted that the geography of the peninsula did not lend itself to fast green transport. Infrastructure needs to be improved including more EV charge points bus routes, cycle routes, footpaths etc to encourage people to use greener transport options.

It was proposed by Cllr Les Bayliss, seconded by Cllr Kevin Blakey and **resolved** to delegate to the Chair of the Planning Committee and the Deputy Clerk to respond to the consultation as indicated in the report.

**The meeting closed at 7.48 pm.**

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