

MINUTES

Committee: Planning Committee
Date: 14 March 2022
Time: 6.30pm
Venue: Younghayes Centre, 169 Younghayes Road, EX5 7DR

Present

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

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/21 APOLOGIES FOR ABSENCE

No apologies for absence were received, all present.

P/22/22 DECLARATION OF INTERESTS

None declared.

P/22/23 MINUTES

It was proposed by Cllr. Colin Buchan, seconded by Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 21st February 2022 as a correct record.

P/22/24 PUBLIC PARTICIPATION

None.

P/22/25 PLANNING MONITORING REPORT.

The Chairman reported on the updated items within the Monitoring Report: Items (33), (35) and (40).

- a) The Committee previously considered planning application 21/3105/FUL proposing demolition of two existing detached garages and lean-to store, construction of three bay garage with upper storeroom. The Committee noted the principal planning authority had approved the application with condition that the space above the new garage could not be used as a separate dwelling.
- b) The committee noted the approval of planning application 22/0098/ADV Temporary advertisement depicting the future availability of business units to let within High Street South
- c) The Committee noted the approval of application 21/2236/MRES Reserved Matters Application (access, appearance, landscaping, layout and scale) for construction of 140 dwellings including affordable housing, landscaping, associated site infrastructure and all other associated works.

Signed

The Committee noted the applications had been approved in accordance with recommendations from the Town Council and further noted the updated planning monitoring report.

P/22/26 PLANNING APPLICATION - 21/2331/FUL

The Committee considered application 21/2331/FUL in respect of the construction of bridge to carry a section of the Urban District Heating Network Pipeline, to the Land South East of Rockbeare Bridge, London Road, Rockbeare. The Chairman reminded Members that the matter was previously considered by the Planning Committee on 25th October 2021 when the committee supported in principle but made a number of comments relating to safety measures, mitigation of loss of trees and habitat and suggested the installation of a footbridge to link the nature reserve with the remainder of phase one country park both for the benefit of residents, to discourage use of the pipeline as a makeshift bridge and to aid access during maintenance.

The Committee noted the revised application for the provision of a footbridge to make use of that to carry the pipeline underneath the structure and supported in principle but expressed a desire to minimise the impacts on the country park and nature reserve. The committee discussed concerns about the proposed surface material for the ramp and approaches; improved landscaping to mitigate the visual and habitat impacts of the construction. Given the complexities of access to the site from both sides of the river and how the pipeline will enter and exit the country park it was proposed that a meeting be held between representatives of the Town Council, Local Planning Authority and Applicants to tease out the detail of these matters.

It was proposed by Cllr. Kevin Blakey, seconded by Cllr. Les Bayliss and **resolved** to support planning application 21/2332/FUL and approve the construction of a footbridge to carry a section of the district heating pipeline with the additional recommendations;

1. To Seek additional planting and remediation on both sides of the river to mitigate against visual impacts and loss of habitat;
2. Require the approach paths to be constructed of self binding gravel to match the existing materials currently in use in the country park;
3. Confirm with E.ON future maintenance arrangements for the bridge;
4. Finalise details of the approach paths, ramps, improved habitat planting and construction mitigation and also to determine the detail of the route of the pipeline into the country park from the west and out of the country park to the east.
5. Seek a meeting between representatives of the Town Council, the Local Planning Authority and Applicants to finalise details raised in items 1 to 4 above.

The meeting closed at 6.45 pm.

Signed