

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 2 September 2024  
**Time:** 6:00pm  
**Venue:** Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

## **Present**

Cllr Ray Bloxham (Chair)  
Cllr Les Bayliss  
Cllr Kevin Blakey

## **Also Present**

Nicole Stacey, Planning Director, Baker Estates  
Richard Ayre, Land and Planning Director, Baker Estates  
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

## **P/24/15 APOLOGIES FOR ABSENCE**

Apologies for absence were received on behalf of Cllrs Matt Bayliss and Colin Buchan.

## **P/24/16 DECLARATIONS OF INTEREST AND DISPENSATION**

No interests were declared or dispensations granted.

## **P/24/17 MINUTES**

It was proposed by Cllr Les Bayliss seconded by Cllr Kevin Blakey and **resolved** to accept and sign the minutes of the meeting held on 5 February 2024 as a correct record.

## **P/24/18 PUBLIC PARTICIPATION**

There were no members of the public present at the meeting.

## **P/24/19 MONITORING REPORT**

The Chairman reported on items within the monitoring report:

- a) 23/2241/FUL 5 Higher Furlong Road Cranbrook (115) construction of a secure bike shed in the rear garden with associated pathway and access gate and additional boundary features to match the existing. The Revised Application had been approved in accordance with the Town Council's recommendations.
- b) 24/0351/FUL The Jack in the Green, London Road, Rockbeare (118,122 and 130) construction of five dwellings and associated infrastructure.
- c) 24/0436/CPL 13 Great Orchard Cranbrook (119) Certificate of Lawful development for proposed loft conversion to include rear flat roofed dormer and roof light to the front elevation.
- d) 23/2681/FUL 40 Summer Meadow Cranbrook (113 and 117) erection of single storey side extension, replacement of existing fence forming new entrance to the garden was approved. The Chairman noted that the original application was amended, removing the parking bay and amending the roof pitch both aspects recommended by the Town Council and the revised application had since been approved.

- e) 24/1194/DOC Treasbeare Expansion Area (120) Discharge of condition for 22/1532/MOUT: Condition 10 (Flood Modelling - Flood Resilient Design and Layout) | Validated: 12/06/2024
- f) 22/2411/MRES Ingrams Land North of London Road (93) reserved matters application (access, appearance, landscaping, layout and scale) for construction of 10 dwellings and associated works. This is a subsequent application in respect of outline permission 03/P1900 which was accompanied by an Environmental Statement.
- g) 24/0052/FUL Land at Station Yard Cottages Broadclyst EX5 3AX (121) construction of a detached dwelling with associated access car parking and amenity space.
- h) 24/1200/PIP Land south of 2 Treasbeare Cottages Clyst Honiton (123) for Planning in Principle for two new build detached dwellings.
- i) 24/1171/V106 South Whimble Farm, Clyst Honiton (124) application to vary section 106 agreement to amend the definition of chargee and the definition of affordable housing.
- j) 23/0511/MFUL Land to the South of Tillhouse Road, Cranbrook (125) full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities).
- k) 23/0554/MFUL Parcels TC3 and TC8b Land off Court Royal and Badger Way Cranbrook (126) full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities).

In summary, the planning applications above had been previously consulted on by committee members and were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the decisions in respect of planning applications a) and d) above.

#### **P/24/20 PLANNING APPLICATIONS 24/1524/MOUT AND 24/1525/MOUT – LAND TO THE SOUTH OF LONDON ROAD (GRANGE AREA) CRANBROOK**

The Chairman welcomed Ms Stacey and Mr Ayre from Baker Estates to update Members on the outline planning applications. Nicole Stacey provided a brief background to Baker Estates and their intentions for the Grange expansion area, the ambition to create a desirable place to live comfortably and healthily. and raised the following key points from the applications:

In relation to the agenda items 6 and 7 Baker Estates gave an overview in relation to the following key points and Members sought clarity on arrangements for the following:

- Allocation of land use – dwellings, amenities and SANG (Suitable Alternative Natural Greenspace)
  - Means of Access to the Grange expansion area
  - Devon County Council Highways modelling exercise
  - Three of the four accesses are proposed via T-junctions
  - Wider traffic management and means of access in neighbouring development parcels
  - Management of downgrading the London Road through design
  - Routes across the London Road with suitable crossing points
  - Response from the NHS in relation to Community/Primary Health Provision
  - Progression of Community Governance Review
  - Cycle-way and foot-ways segregated from main vehicle routes
  - Community Building and Neighbourhood Centre

The Chairman thanked Ms Stacey and Mr Ayre for their updates on the applications and for their responses to questions raised by the Committee.

The Chairman referred to the outline application (24/1524/MOUT) proposing a mixed used development, including residential development of up to 450 dwellings, a 750 sqm community building, a neighbourhood centre of 1600 sqm ground floor non-residential floor space, formation of accesses from London Road (B3174), provision of SANGS and other public open space (including a MUGA) allotments and associated drainage and other infrastructure and outline application (24/1525/MOUT) proposing residential development of up to 89 dwellings formation of access from London Road (B3174) provision of SANGS and other public open space together with associated drainage and other infrastructure. All Matters are reserved for future consideration except principal accesses.

Whilst submitted as two applications in respect of development of the Grange area of the town, many of the documents and material planning considerations were shared therefore the Committee considered matters in relation to both.

The Committee noted that the site for the Grange remains within the Parish of Rockbeare and as such the Town Council is consulted as an adjoining parish. Consideration was given to the proposed community building; NHS provision of primary care services and requirements for health facilities in Cranbrook and the primary access points to the London Road.

Members expressed concern at the overall number of uncontrolled junctions proposed to link with the London Road coupled with the anticipated number of vehicle movements and sited the existing Station Road junction as an example of risk to highway users.

Following a lengthy discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** that

1. There was no objection to the principle of development;
2. The indicative proposals for layout, phasing, built form, green infrastructure and land use were acceptable and supported;
3. The requirements of the NHS require clarification and any financial contribution should be restricted to the Cranbrook primary care service;
4. The proposed community building required further discussion to clarify its design, use and management;
5. The proposed bus link was welcomed;
6. The access strategy is unclear. The growing number of uncontrolled junctions along this section of London Road coupled with the anticipated level of vehicle movements once the town is built out is unacceptable. Traffic movements both along London Road and from the scale of the expansion parcels present an unacceptable level of danger to highway users and will result in traffic queues and driver frustration far in excess of those that currently exist at the Station Road junction. Despite many assurances the highway authority has not satisfied the Town Council that the proposed changes to London Road can deliver a safe highway environment.
7. For the reason stated in item 6 above the Town Council **raises an objection**.

#### **P/24/21 PLANNING APPLICATION 24/1721/FUL – TILLHOUSE COTTAGES LONDON ROAD ROCKBEARE**

The Chairman referred to the application proposing the demolition of existing dwellings and the erection of five new dwellings with associated access and landscaping and noted that the site bordered the development of Cranbrook, just to the East of Birch Way, located within the parish of Rockbeare. The Committee considered location, access, district heating, drainage and enhanced pedestrian connection to the highway.

Following discussion, it was proposed by Cllr Les Bayliss, seconded by Cllr Kevin Blakey and resolved that the Committee raised no material planning objections.

**The meeting closed at 6:54pm**