

MINUTES

Committee: Planning Committee
Date: Monday, 15 January 2024
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Kim Bloxham
Cllr Colin Buchan

Also Present

Cllr Vincent Wilton (from item 6)
Alexandra Robinson Deputy Clerk, Cranbrook Town Council

P/24/1 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr James Gill

P/24/2 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/24/3 MINUTES

It was proposed by Cllr Les Bayliss seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 14 November 2023 as a correct record.

P/24/5 PUBLIC PARTICIPATION

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

P/24/6 MONITORING REPORT

The Chairman reported on items within the monitoring report:

DCC/4336/20 Land between Mosshayne Lane Exeter and Shercroft Close Broadclyst (84) had been approved in accordance with the Town Council's recommendations.

23/0405/RES Southbrook House, Southbrook Lane, Whimple EX5 2PG (96) had been approved in accordance with the Town Council's recommendations.

23/1701/FUL Greenacres, Bluehayes Broadclyst (106) proposed flat and pitched roof extensions had been approved in accordance with the Town Council's recommendations.

23/2122/TRE Land northeast of 1 Long Park Cranbrook (109), noted that the application had been approved.

23/2437/FUL Site Of Cranbrook New Community London Road Broadclyst (112) Deed of variation to amend the mortgagee exclusion clause (MEC) to the section 106 agreement pursuant to outline planning consent 03/P1900 in respect of part of the affordable housing approved under 18/1237/MRES and 20/1190/MRES. Application noted.

20/2028/V106 and 20/1663/VAR South Whimple Farm, Clyst Honiton the chairman provided an update on the construction of the pedestrian path linking to Three Corner Fields.

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

P/24/7 PLANNING APPLICATION 23/2681/FUL – 40 SUMMER MEADOW, CRANBROOK

The Chairman referred to the full application proposing the erection of a single-storey side extension. Construction of brick paver parking bay. Part replacement of the existing fence, forming new entrance to rear garden. In noting that the property was situated at the junction of Summer Meadow and Oakbeer Orchard and orientated such that it faced the junction of the two roads, providing two frontages to both Summer Meadow and Oakbeer Orchard.

The application for a single storey extension, construction of a brick paver parking bay and new garden entrance all relate to the frontage on Oakbeer Orchard. The proposed new fence applies to the perimeter of the site replacing the current knee rail. The Chairman highlighted the key considerations relating to the proposed extension, brick paver parking area, new entrance gate and replacement perimeter fence and invited members to consider the application.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Bayliss and **resolved to Object** on the following grounds.

Whilst the principle of extending the living accommodation and creating additional off-road parking is understood there are sufficient matters of concern that when taken together are sufficient to justify an objection. These include:

- The design of the extension, sloping roof and brick frontage appears incongruous with the existing property;
- The presence of utilities in the proposed car parking area;
- The fact that the area proposed as parking may include a service strip which may be adoptable;
- There appears to be no provision to deal with surface water run off from the proposed parking area on to the highway;
- The potential for visual obstruction to the driveway immediately to the north and
- The loss of front garden space and its replacement by hard surface.

P/24/8 INGRAMS SPORTS PAVILION CAR PARK, CRANBROOK

The Chairman advised that an application had been submitted, on land that was owned and the responsibility of the Town Council. The Committee noted that the application had not been validated and therefore made no further comment.

The meeting closed at 6:52pm