

MINUTES

Committee: Planning Committee
Date: Tuesday, 14 November 2023
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

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

Also Present

Cllr Vincent Wilton, Cranbrook Town Council
Cllr Roger Collier, Cranbrook Town Council (from item 7)
Alexandra Robinson Deputy Clerk, Cranbrook Town Council

P/23/66 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Matt Bayliss and James Gill.

P/23/67 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/23/68 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 16 October 2023 as a correct record.

P/23/69 PUBLIC PARTICIPATION

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

P/23/70 MONITORING REPORT

The Chairman reported on items within the monitoring report:

23/0962/FUL Land at Saundercroft Farm, Whimble (111), further amended plan application for the development of battery energy storage system, connected to the National Grid, along with associated works including drainage, access and landscaping. The committee reaffirmed its previous recommendation to raise no objection to the principle of the development which contributes to the provision of low carbon energy.

In summary, the planning application 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.

The Committee noted the recommendation made in respect of planning application 23/0962/FUL Land at Saundercroft Farm, Whimble.

The Committee noted that recent consultations invited by East Devon District Council were particularly short. In particular members expressed concern that in the case of amended or revised applications, it had been limited to seven days and as a result was too short to call a meeting of the committee which impeded due process for the Town Council to fulfill its role as a consultee.

Signed.....

15th January 2024

It was noted that not all revised or amended applications required calling a meeting and could adequately be considered via email but in the event that it was necessary the Committee needed a short extension to the deadline to facilitate a meeting that the Deputy Clerk in consultation with the Chairman of Planning would make an appropriate request to the Local Planning Authority.

P/23/71 PLANNING APPLICATION 23/2241/FUL – 5 HIGHER FURLONG ROAD, CRANBROOK

The Chairman referred to the full application proposing construction of highly secure storage shed for motorbike, lawnmower and trimmer and formation of new metal, railing fence. The Committee considered a number of factors in respect of the application.

The proposed plans to support the location of the storage unit, include land which is outside the ownership of the applicant, without which there would be insufficient space for the storage unit.

Plans to show allocated parking have been omitted from the application but if the storage unit were to be installed as proposed the double doors would open outwards over land that will be adopted by the highway authority and this would potentially obstruct adopted highway. Further the proposed location would be in the front garden thereby adversely affecting the visual impact within the Streetscene.

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

- The submitted plans are inaccurate and do not properly reflect the land which is within the control and ownership of the applicant.
- The proposed location of the storage unit is partly on land not owned by the applicant.
- The submitted plans omit the allocated parking area which is significant to the application as their location confirms that the double doors of the storage unit would open over and obstruct land within the section 38 adoption plans.
- There is insufficient land available to site the storage unit on land within the ownership of the applicant.
- The proposed location of the storage unit is visually intrusive within the street scene as it is located within the front garden of the plot and in front of the natural building line.
- The proposed metal fence, whilst acceptable in principle, encroached on land not owned by the applicant.

P/23/72 LOCAL PLAN AND NEIGHBOURHOOD PLANS – UPDATE

The Chairman advised that East Devon District Council had published an autumn update from the Planning Policy team on progress with the emerging new Local Plan. In addition, the District Authority had invited town and parish councils to take part in a survey of neighbourhood planning activity and intentions, irrespective of whether there is any prior neighbourhood planning experience or any intention to undertake neighbourhood planning in the future. The results will be used to inform the continued preparation of the new Local Plan and neighbourhood planning in the District. The online survey comprises three parts based upon the Neighbourhood Planning experience of the parish and the closing date for responses is Friday 8th December 2023. The results will be shared early in the new year, together with a further update on the Local Plan.

The Committee were reminded that whilst East Devon District Council would prepare a new Local Plan to succeed the current plan which would expire in 2031 and will cover the period to 2040 but will not relate to Cranbrook as the town is covered by the adopted Cranbrook Plan and will operate alongside the Local Plan once adopted.

The Chairman updated that East Devon Strategic Planning Committee (31st October 2023) had received an addendum report containing four sites, that had previously been omitted. One site relevant to Cranbrook was the Lodge Trading Estate, Broadclyst station, Broadclyst.

Following consideration, it was proposed by Cllr Colin Buchan, seconded by Cllr Kevin Blakey and **resolved to**

- a) note the local plan autumn update report.
- b) note that Lodge Trading Estate has been added as a site suggested for development following the call for sites.
- c) delegate to the Deputy Clerk in conjunction with the Chair of Planning to submit a response to the neighbourhood planning survey in accordance with the Committee's response.

The meeting closed at 6:47pm

Signed.....

15th January 2024