

EAST DEVON DISTRICT COUNCIL

Minutes of an Extra Ordinary meeting of the Development Management Committee held at Knowle, Sidmouth on 31 May 2016

Attendance list at end of document

The meeting started at 10am and ended at 12.04pm.

Before the start of the meeting, the Chairman spoke of how shocked and sad he was to hear of the sudden death of Alison Greenhalgh. She had been a valued member of the Development Management Committee and would be sorely missed. Thoughts were with Alison's family and friends. The Chairman invited the Committee to pause for a moment's silence.

***1 Declarations of interest**

There were none.

***2 Issues and Options Consultation for the Cranbrook Development Plan Document**

The Committee considered the Service Lead – Planning Strategy and Development Management's report seeking authority for the publication of the Issues and Options report of the Cranbrook Development Plan Document (DPD) for consultation. As a formal DPD the document, like the Local Plan, had to complete a number of consultation stages.

The Projects Director started by outlining the background to planning permissions granted at Cranbrook and highlighting key milestones for the new town, such as the opening of the new education campus and the commencement of rail services from Cranbrook station. He advised that there were currently around 1250 occupied households in Cranbrook (equivalent to a population of 3000 people) and that in February 2016, Cranbrook had been confirmed as one of the developments to be part of the NHS Healthy New Town scheme (one of 10 developments in the Country) – this demonstrated the town's national profile.

The Local Plan anticipated Cranbrook comprising of 7,850 new homes by 2031 – this would equate to a population of around 20,000 and would mean that the town became the second largest in the District. The Committee was shown a map indicating the areas that had been granted planning permission and areas to the east and west which were allocated for development within the Plan. The Projects Director advised that Strategy 12 of the Plan stated that a further 1550 homes, associated jobs and community infrastructure would be accommodated within the Cranbrook Plan study area but outside the designated Neighbourhood Plan Areas of Rockbeare, Broadclyst and Clyst Honiton. Over the last 15 months a number of detailed studies and consultation work had been undertaken to inform the content of the Issues and Options document, including working with CABE, Cranbrook Town Council and the surrounding parishes. There had been a detailed study of the noise issue associated with the proximity to the Airport undertaken and Economic Development and Cultural Development Strategies were being progressed.

The Committee was advised that Sustainability Appraisal and Habitat Regulations Assessment reports, which had been circulated before the meeting, would be published alongside the Issues and Options report.

If agreed, consultation on the Issues and Options report would commence on the 13 June and run for a six week period. A programme of events was planned to engage the residents of Cranbrook and the surrounding parishes and a summary leaflet of the report would be

delivered to every Cranbrook household, which would include details of where they could find and complete the consultation questionnaire. Full details of the consultation exercise was set out in appendix 1 to the committee report.

Following analysis of the consultation responses a Preferred Approach document would be developed, which would be consulted upon. The DPD and associated documents/supporting evidence would then be submitted for examination. On formal adoption, the Cranbrook DPD would have full weight as a policy document and would be used for determining planning applications.

The Chairman thanked the officer for the introduction and invited the registered speaker to address the Committee.

Nick Freer spoke on behalf of the New Community Partners (NCP). He advised that the vision for the Town was welcomed and that the report identified the key issues for the Town. There was a need for the NCP to work alongside the Council to address concerns. He advised that there was scope and opportunity for positive engagement with the airport and that it should not be seen as a constraint. Mr Freer highlighted factual corrections, which he had circulated via email. He hoped these would be corrected prior to publication, particularly regarding noise, in both the Sustainability Appraisal and the Issues and Options report, to ensure discussion/responses were balanced. He advised that the NCP would be formally responding to the consultation.

The Service Lead guided the Committee through the report and invited feedback/questions on each of the Chapters.

Introduction – comments raised included:

- Concern that Whimple Neighbourhood Area was not specifically mentioned in Strategy 12 as areas for development to be avoided. The Service Lead advised that this was designated after the Local Plan was adopted but did not include land within the Cranbrook Study Area and would not therefore be affected;
- What happens if 8000 houses cannot be delivered at Cranbrook? In response the Service Lead advised the Committee that 8000 houses were allocated to Cranbrook in the Local Plan and information received to date suggested that the level of housing identified could be delivered, however the Plan would be reviewed every 5 years.

Background and evidence – comments raised included:

- Was the southern expansion area (closest to the airport) the most appropriate for employment use? In response the Service Lead advised that the current application for the site suggested allocating a majority of the town's employment in that area, however an assessment needed to be made as to whether this was appropriate or should the employment be distributed across the town. Services/employment should be delivered in the most appropriate location – the consultation would seek people's views on this.
- How well attended were the workshops? In response, it was advised that each workshop had addressed a different theme and therefore attendance was varied but approximately 20 people at each.

Vision and objectives – comments raised included:

➤ Design and Housing

- In response to a comment about house design/layout to date, the Service Lead advise that there was a lot to learn from phase 1 and from other

developments across the District, such as best practice for designing out crime and anti-social behaviour.

- Health and wellbeing
 - Green/open space within the town was very important – how could this be protected from development in years to come? In response, it was advised that any new green/open space identified would need to be protected by policy within the DPD.

Issues – comments raised included:

- Health and wellbeing
 - Information, including images, needed to be accurate but easy to understand.
 - Including hatched area in Figure 7 (showing land that was subject to a planning application) could lead to confusion – this needed to be explained clearly.
 - In response to a question about the requirement for additional schools, it was advised that there would be a need for further primary schools and where these should be located would be dealt with through the DPD. The secondary school had been designed to enable its future expansion.
 - When would allotments be provided? In response, it was advised the trigger for allotment provision was imminent and land had been identified. The Town Council had started a waiting list.
- Economy and enterprise
 - Clarification sought on progress of the inter-modal freight site – In response, it was advised that an application had been received for the site from a supermarket chain, however distribution would be road based.
- Energy and climate change
 - Greater focus needed to be placed on renewable energy. In response, it was advised that the District Heating system had been a major focus and investment at the start of the development and now other options could be looked into in addition to expanding the district heating system.
- Transport
 - The need for two stations within Cranbrook was queried. In response, it was advised that this was a question that was being asked as part of the consultation. Junction 30 was reaching capacity and therefore there was a need to address how additional housing would be delivered without putting extra pressure on the junction.
 - Clyst Valley Regional Park should be included as a transport route for cyclists.
- Design and mix of use
 - Care and sensitivity was needed when looking at expansion areas.
 - Concern was expressed about whether development should extend into Neighbourhood Plan Areas.
 - In response to a question, it was advised that the consultation was open to anyone who wished to respond. The summary document had been written for Cranbrook residents; however, there would be engagement with the surrounding parishes.
- Delivery and flexibility
 - The need to ensure that the current deliverability was maintained. In response, it was advised that early deliverability of infrastructure was key to creating a vibrant town and encouraging people to want to live within it.

- In response to a question regarding the risk to Cranbrook being an extension of Exeter, it was advised that Cranbrook had been developed as a sustainable development with its own character.

Next steps – comments raised included:

- A key consideration for any future development options within the town was how it would affect and impact upon others.

The Chairman, echoed by the rest of the Committee, thanked the Service Lead and his team for their work producing the document.

RESOLVED: that the Committee agrees to the commencement of consultation on the Issues and Options report, together with publication of the associated Sustainability Appraisal and Habitat Regulations Assessment, subject to delegated authority being given to the Service Lead – Strategic Planning and Development Management to:

- **make the necessary amendments regarding references to airport noise, following discussions with Environmental Health, and figure 5 being replaced;**
- **include reference to the Clyst Valley Regional Park being a transport route for cyclists under the Transport section of the Plan;**
- **make very minor factual, spelling, formatting and grammatical changes to the document.**

Attendance list

Present:

Committee Members

Councillors:

David Key (Chairman)

Mike Howe (Vice Chairman)

Brian Bailey (did not vote as newly elected to the Committee and not yet received training)

David Barratt

Susie Bond

Colin Brown

Peter Burrows

Steve Gazzard

Simon Grundy

Ben Ingham

Mark Williamson

Officers

Richard Cohen, Deputy Chief Executive

Ed Freeman, Service Lead – Planning Strategy and Development Management

Shirley Shaw, Planning Barrister

Kenji Shermer, Urban Designer

Hannah Whitfield, Democratic Services Officer

Andy Wood, East of Exeter Projects Director

Also present for all or part of the meeting

Councillors
Megan Armstrong
Peter Bowden
Paul Diviani
Peter Faithfull
Geoff Jung
Andrew Moulding

Apologies:

Committee members:
Councillors
Paul Carter
Matt Coppell
Alan Dent
Chris Pepper

Chairman Date.....