

MINUTES

Committee: Planning Committee
Date: Wednesday, 14 October 2020
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Matt Osborn
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/20/49 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P/20/50 DECLARATION OF INTERESTS

No declarations of interest were made.

P/20/51 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and resolved to accept and sign the minutes of the meeting held on 28 September 2020 as a correct record.

P/20/52 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/20/53 NON-MATERIAL AMENDMENT (NMA) TO PLANNING APPLICATION 11/1294/MRES

The Committee considered the non-material amendment for the alteration to the alignment of the approved pedestrian link, proposed to adjoin the existing footpath along the B3174.

The Committee noted that the ramp improved the disabled access to the area, as the path was steep in the original design and this has been alleviated by the new design.

The Committee commented on safety concerns with regard to children running or cycling down the slope directly onto the foot/cycle way and beyond into the B3174. The Committee noted that gates are not appropriate, as they are difficult for cyclists, pushchairs and wheelchairs to negotiate. However, chicanes and other calming barriers may be appropriate to be explored to improve this concern.

Signed

The Committee noted that the application included a new planting plan but questioned the visual impact of the ramp itself on the approach to the Town. The Committee commented that the planting scheme should mitigate the visual impact of the ramp with the need to maintain good visibility for those on the ramp and also for cyclists and traffic approaching both the ramp and the nearby junction.

The Committee noted that there remains an issue of access along the frontages of 1 to 7 Younghayes Road. These are the homes that front the B3174 to the east of the link. The path along the front of these properties is blocked by a fence despite a street name sign indicating that access to all four properties is available, as a consequence, numbers 5 and 7 cannot directly access the link.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved to support** the application in principle due to the revised design providing an improved elevation for the ramp which was accessible to all users including those who are disabled. However, there were concerns about safety and the Committee requested that the:

1. planning authority consider the provision of calming measures to prevent children running directly into the path of the cycle way and the adjacent B3174.
2. planting scheme around the ramp be so designed as to provide some mitigation of the visual impact but also afford good visibility for both users of the ramp and those approaching it on the cycle way and highway.
3. access along the frontages of 1 to 7 Younghayes Road be reviewed either to remove the obstruction of this route or revise the signage which was in conflict.

The meeting closed at 7.27 pm.

Signed