

MINUTES

Committee: Planning Committee
Date: Monday, 1 March 2021
Time: 7:00pm
Venue: Zoom

Present

Cllr Les Bayliss (Chair)
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Phil Norgate
Cllr Barry Rogers

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
Three members of public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/6 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.

P/21/7 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/8 MINUTES

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 1 February 2021 as a correct record.

P/21/9 PUBLIC PARTICIPATION

One of the three members of the public in attendance commented on planning application 21/0306/FUL. This member of public had also submitted a written report to the Town Council for reference that they will be submitting to East Devon District Council as an objection to this planning application. The member of public objected to the planning application on the grounds that the proposed garage would make their parking space too narrow to park and get in and out of their vehicles.

P/21/10 PLANNING APPLICATION 21/0306/FUL

The Committee considered planning application 21/0306/FUL proposing the Construction of garage at 16 Brooks Warren, Cranbrook, EX5 7AJ.

The Committee commented on the lack of detail in the planning application and noted that the plans appeared to not be accurate. The Committee noted that it was difficult to make a decision based on inaccurate plans.

Signed

The Committee commented on the width of the parking space where the proposed garage was to be constructed. Given the apparent dimensions of the structure, it would not appear to be possible to park a vehicle inside as the thickness of the walls would make the garage too narrow. This would reduce the number of spaces available to the property.

In Cranbrook, many garages are built as parking spaces and cannot be used for anything other than their intended use, these form part of their planning conditions. If the intention is to create space for other uses, an appropriate planning application seeking change of use should be submitted.

The Committee commented on the revised plans and noted that the plans appear to show the proposed garage over the neighbouring properties parking space, which the applicant does not own.

In the application form, question 8 – will the proposed work affect existing car parking arrangements, the answer given was no, however the committee thought this should be yes. The Committee commented that the proposed garage would affect existing car parking arrangements as tandem spaces were designed to share door opening space with each other, a wall would prevent this from happening.

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to object to this application due to the loss of a parking space available at the property and the impact on the amenity of the neighbours in that the proposal would impact their ability to use their allocated parking space.

P/21/11 NATIONAL PLANNING POLICY FRAMEWORK AND NATIONAL MODEL DESIGN CODE CONSULTATION RESPONSE

The Committee considered the national planning policy framework and national model design code consultation response.

It was clarified that the Government proposal to update this consultation builds on work done in 2020 in a report entitled Living with Beauty promoting health, well-being and sustainable growth (the report of the Building Better Beautiful Commission Jan 2020) and these two reports needed to be read in tandem. The Living with Beauty report has resonance with Cranbrook and is therefore referred to in the proposed response.

It was noted that these policies should be used and referenced by the Planning Committee and Town Council in the future to aid in making planning decisions and improving the towns design and layout.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Barry Rogers and **resolved** to submit the response as written.

The meeting closed at 7.26 pm.

Signed