



MINUTES

Committee: Planning Committee
Date: Monday, 29 March 2021
Time: 6:30pm
Venue: Zoom

Present

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

Also Present

Cllr Ray Bloxham, Cranbrook Town Council
One member of the public
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Osborn.
Cllr Kevin Blakey sent apologies that he would be a few minutes late for the meeting.

P/21/20 DECLARATION OF INTERESTS

No declarations of interest were made.

P/21/21 MINUTES

It was proposed by Cllr Colin Buchan, seconded by Cllr Barry Rogers and **resolved** to accept and sign the minutes of the meeting held on 15 March 2021 as a correct record.

P/21/22 PUBLIC PARTICIPATION

The member of public spoke regarding planning application 21/0306/FUL. The member of public remarked that the measurements were now correct on the amended plans. The member of public clarified that the garage was large enough and would be used for the storage of a vehicle. The member of public confirmed that all works were to be carried out within full CDM (Construction Design and Management) regulations.

The member of public remarked on a number of examples within Cranbrook where there appear to be similar instances of garages and parking areas. The member of public remarked that properties in Mead Cross had a garage and a separating wall dividing up a parking area, and another instance in Post Coach Way that had a parking area with a garage in the rear left corner. The Committee clarified that the examples raised did not have the same configuration. The Mead Cross example did not have tandem parking and a garage, and the Post Coach Way example had a garden next to the garage, not parking.

The Committee questioned the accuracy of the drawings. The combined plan showed a space running down the side of the garage between it and the next doors parking space, giving more room

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to open a car door. However, the site plan showed the garage abutting the boundary. The member of public clarified that the garage wall would be abutting the boundary.

The Committee questioned the use of the garage and whether a vehicle would fit inside, with room to open doors, as once wall thickness had been considered it would be narrow. The member of public confirmed the garage would be used to store a vehicle and that calculations had been done to ensure a vehicle would fit.

The Committee questioned that in the amended plan there was a line running through the garage, it was clarified that this was the roof line.

Cllr Kevin Blakey joined the meeting.

P/21/23 PLANNING APPLICATION 21/0306/FUL

To consider amended planning application 21/0306/FUL proposing the construction of garage at 16 Brooks Warren, Cranbrook, EX5 7AJ.

The application was previously discussed by the Planning Committee on the 1 March 2021, minute Ref P/21/10.

The Committee commented that the revised plans do not appear to have taken away any of the concerns raised by the planning committee at the 1 March 2021 meeting. The Committee commented that the middle parking space would still be impacted by a wall along the boundary.

The Committee noted that the examples provided by the member of public, during public participation, were designed and built by the developer. These areas were created with this purpose in mind and therefore had room to open car doors in the parking areas and garages.

The Committee noted that if the planning authority were to grant permission, it should only do so with a planning condition in place stipulating that the garage is only to be used for the storage of a vehicle, and this should form a part of the planning permission. The Committee questioned how this condition would be enforced, it was clarified that the East Devon District Councils Enforcement team would enforce this condition.

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, with the additional comment that if the planning authority does grant planning permission it should only do so with a planning condition in place stipulating that the garage is only to be used for the storage of a vehicle, and this should form a part of the planning permission.

Cllr Kevin Blakey abstained from the vote due to not being present for the full debate and public participation.

P/21/24 PLANNING APPLICATION 21/0829/TRE

To consider planning application 21/0829/TRE proposing a lateral reduction of extended lateral branch of an Oak, T41 growing to the N/NE, to be reduced by approximately 2-2.5 meters to reduce weight on damaged point of stem bifurcation at Allotments North of Rush Meadow Road, Cranbrook.

The Committee commented that the tree was adjacent to a future play area, not the allotment site. The Committee commented that this would be a vulnerable area with children and parents in the vicinity and that if the tree were to fall, it would be a danger to the public using the play area.

The oak tree was protected by a Tree Protection Order; however, a tree survey had been carried out and the works were deemed necessary for safety reasons. The tree survey report noted that the tree was in senescent years and would need to be managed during its decline to best preserve the ecological value of the tree, while minimising risk to the community.

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It was proposed by Cllr Barry Rogers, seconded by Cllr Kevin Blakey, and **resolved** to support this application.

The meeting closed at 6.57 pm.

Signed