

MINUTES

Committee: Planning Committee
Date: Monday, 8 August 2022
Time: 7.00pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Matt Bayliss
Cllr Kevin Blakey
Cllr Colin Buchan
Cllr Barry Rogers.

Also Present

Alexandra Robinson, Cranbrook Town Council

P/22/47 APOLOGIES FOR ABSENCE

No apologies, all were present.

P/22/48 DECLARATION OF INTERESTS

No declarations of interests were made.

P/22/49 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 27th June 2022 as a correct record.

P/22/50 PUBLIC PARTICIPATION

None.

P/22/51 PLANNING MONITORING REPORT

The Chairman reported on the updated items within the report and, in particular, item (51) Badger Way which was approved in accordance with the recommendations of the Committee.

The Chairman had contacted the Development Manager at EDDC on 29th June 2022, regarding application 21/0983/RES item (23) the erection of 5 dwellings at land to the north of Southbrook Court, Southbrook Lane Whimple; expressing concern that the terms of the decision will likely commit future residents to expensive management company arrangements when the opportunity existed for the full adoption of the infrastructure. The Chairman awaits a response.

Members queried items (52) and (53) in respect of South Whimple Farm. The Chairman would contact the Local Planning Authority (LPA) for an update as determination on the applications remained outstanding. Similarly, the Chairman offered to contact the Consortium to seek the degree of progress on Tillhouse Farm Cranbrook.

The Committee noted the updated planning monitoring report.

Signed:

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P/22/52 PLANNING APPLICATION – 22/1313/FUL 16 HOME CLOSE, CRANBROOK

The Committee considered the application for garage conversion into habitable space, which proposed conversion of the existing single garage space into residential accommodation with replacement of the garage door with part brickwork and window matching the existing frontage. Interior alterations are proposed to respond to building regulations. The application form indicated that there is no loss of parking provision however Councillors clarified that there clearly is a loss of parking provision as even if the current owners do not use the garage for vehicle parking, subsequent residents may do so.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to object on the grounds of loss of parking and in doing so raises the following points:

1. The statement in the application that there is no loss of parking provision be corrected as clearly the garage space was calculated as a parking space at the time of the original grant of planning consent and the loss of the space should be acknowledged.
2. Off-road parking at the site is limited and whilst located at the end of a shared service road, the service road in front of the property is not within the control of the applicant.
3. Should the Planning Authority take the view that loss of parking is not grounds for refusal the Town Council would not object to the remainder of the proposals which are acceptable in terms of their visual impact on the street scene.
4. That the whole question of design of such properties in Cranbrook be revisited to recognise the fact that residents do not use garage space in smaller properties for parking but as habitable space from the outset.
5. Smaller properties could be better designed with improved ground floor reception space for habitation from the outset with improved and appropriate off-road parking provided to cater for parking needs. This would recognise the fact that garages in smaller properties are not used for parking vehicles and that existing off-road parking space is insufficient leading to parking issues within housing parcels that has led to concerns from the emergency services (especially the fire service) that emergency vehicles have had delayed response times as a result.

P/22/53 PLANNING APPLICATION 21/2604/OUT 6 RAILWAY TERRACE

The Committee considered the outline application, with all matters reserved, for the erection of seven dwellings.

The Chairman, referred to the report annexed to the agenda in which Members were reminded that the matter was previously considered by the Committee on 25th October 2021 when the resolution was to support on the basis that it would be unreasonable to refuse on the grounds of sustainability and strategy 7 of the local plan. The recent amendments relate to consultation on amended plans specifically about the ecological appraisal on 18th July, drainage strategy and tree survey.

The recent interim ecological survey highlighted that unmitigated works have the potential to impact roosting bats, nesting birds, reptiles, and hedgehogs, if present, and would result in the loss of small areas of sparsely vegetated land and modified grassland. However, by providing the mitigation and enhancement measures recommended in the report, the proposal is considered unlikely to have a significant adverse ecological impact and given that a further full biodiversity survey will be required prior to any full application, this would not appear to be grounds for objection at this stage.

Drainage strategy there are two options for foul drainage. 1. Connect to the existing private network serving 6 Railway Terrace. 2. Direct connection to a public combined sewer owned by South West Water. This sewer is directly outside the site and a point of connection can be seen in the drawing attached. Drainage proposals would not therefore appear to give rise to an objection at this stage.

In relation to the Tree Survey, those retained within the proposed development site are generally in good health and through the proposed management and tree protection measures should provide longer term amenity for the site. There would appear to be no grounds for objection at this stage of the process.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Matt Bayliss and **resolved** to support the application 21/2604/OUT as the amended plans do not alter the previous recommendation of the Council subject to a full biodiversity survey be conditioned in any grant of outline consent.

Signed:

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P/22/54 PLANNING APPLICATION 22/1561/RES INGRAMS SPORTS PITCHES LONDON ROAD

The Committee considered reserved matters application comprising appearance, layout scale and landscaping for the construction of a sports pavilion building to include changing facilities, with associated parking, landscaping and other related works. (Subsequent application in respect of permission 03/P100 which was accompanied by an Environmental Statement .

The Committee noted the application related to the provision of the sports pavilion and associated works at Ingrams. The Town Council is the applicant.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Ray Bloxham and **resolved** that given the town Council is the applicant that the Committee make no comment.

The meeting closed at 7:23pm.

Signed:

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