

MINUTES

Committee: Planning Committee
Date: Monday, 17 February 2025
Time: 6:30pm
Venue: Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

Present

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

Also Present

Cllr Vincent Wilton
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

P/25/6 APOLOGIES FOR ABSENCE

No apologies were received.

P/25/7 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/25/8 MINUTES

It was proposed by Cllr Les Bayliss seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 3 February 2025 as a correct record.

P/25/9 PUBLIC PARTICIPATION

There were no members of the public present at the meeting.

P/25/10 MONITORING REPORT

The Chairman reported on items within the monitoring report:

24/2250/FUL Land South of Tillhouse Road, Cranbrook (139 & 146) Erection of Temporary Sales Office Retrospective – Approved by East Devon District Council and Taylor Wimpey have withdrawn appeal against enforcement.

The Committee noted the updated Monitoring Report.

P/25/11 PLANNING APPLICATION – 25/0137/MFUL – LAND AT TC1 TILLHOUSE ROAD, CRANBROOK

The Chairman referred to the application for the construction of an Extra Care Housing Scheme with associated communal facilities, amenity space, access road, parking, landscaping, and drainage. The proposed development included the construction of a scheme of 58 extra care units, associated access road and pedestrian links. The proposed site would be located on town centre parcel TC1 and residents would have their own tenancy and care package to maintain the ability to live independently. Members considered arrangements for the access road, parking, drainage and landscaping of the proposed scheme.

Following discussion, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to raise no objection to the principle of development. The general design is acceptable and appears to be in-keeping with the town centre development already delivered. However, the Committee felt a number of issues required further consideration and clarity as follows:

- a) Whether the drainage strategy - particularly for surface water drainage and run off is within the capacity of the consented expansion of basin 2C.
- b) Concern that the raised profile of the proposed car park will create water run off impact to the path that is immediately to the north and to the area of the country park that is adjacent.
- c) Whether the proposed parking provision is sufficient to cater for both staff, residents and visitors.
- d) There is a disappointing relationship between the development and the country park to the north. The Committee believes that this is a missed opportunity which could have provided strong linkages between the site and the country park and provided direct access to allow future residents to better enjoy the open space on their doorstep.

P/25/12 PLANNING APPLICATION – 25/0087/VAR – SITE OF TILLHOUSE FARM, CRANBROOK

The Chairman referred to the application for variation of conditions for site of former Tillhouse Farm Cranbrook and noted that it sought consent to now include a single dwelling in replacement for the demolished former dairy building. The Chairman reminded Members that the Committee recently considered and supported application 24/2470/VAR which encompassed the redesign of the previously approved development to bring forward seven bungalows on the remainder of the site. Members noted that the general design of the bungalow to replace the dairy building contained references to the original building and as such maintained a degree of reflection to its heritage. The Overall design appeared acceptable, sought to reflect the heritage and formed a consistent element within the layout and design of the Tillhouse Farm site.

In noting that all other material planning considerations including the principle of development, access, refuse collection, adoption, and lighting had been considered by the committee and supported, it was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to raise no objection to this latest variation application.

P/25/11 EXCLUSION OF PUBLIC AND PRESS

Due to the sensitive or confidential nature of the following item it was proposed by Cllr Colin Buchan seconded by Cllr Kevin Blakey and **resolved** to exclude the press and public from the remainder of the meeting on the basis of Section 1 paragraph 2 of the Public Bodies (Admission to Meetings) Act 1960 which stipulates that a council may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings.

P/25/12 LONDON ROAD CRANBROOK

The Committee noted the progress on the development of London Road concept designs.

The meeting closed at 7:25 pm