

# MINUTES

**Committee:** Planning Committee  
**Date:** Monday, 28 April 2025  
**Time:** 6:30pm  
**Venue:** Younghayes Centre, 169 Younghayes Road, Cranbrook EX5 7DR

## **Present**

Cllr Ray Bloxham (Chair)  
Cllr Les Bayliss  
Cllr Matt Bayliss (Vice Chair)  
Cllr Kevin Blakey  
Cllr Colin Buchan  
Cllr Kevin Kendall

## **Also Present**

Alexandra Robinson, Deputy Clerk, Cranbrook Town Council

## **P/25/13 APOLOGIES FOR ABSENCE**

No apologies were received.

## **P/25/14 DECLARATIONS OF INTEREST AND DISPENSATION**

No interests were declared or dispensations granted.

## **P/25/15 MINUTES**

It was proposed by Cllr Colin Buchan seconded by Cllr Les Bayliss and **resolved** to accept and sign the minutes of the meeting held on 17 February 2025 as a correct record.

## **P/25/16 PUBLIC PARTICIPATION**

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

## **P/25/17 MONITORING REPORT**

The Chairman reported on items within the monitoring report.

The following items were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline:

- a) 25/0293/ADV – Denleys Restaurant Tillhouse Road Cranbrook (155) Installation of an internally lit box sign. The Town Council raised no objection.
- b) 25/0357/ADV – Esquires Coffee 126 Tillhouse Road Cranbrook (156) Installation of two fascia signs, one projecting sign and 6 internal vinyl graphic window signs. The Town Council raised no objection to the proposed signs but noted that the applicant would need consent of the land owner in respect of the proposed A Board.
- c) 25/0419/TRE – 18 Long Culvering Cranbrook (157) Arboricultural Works to mixed species hedgerow and trees
- d) 23/0511/MFUL – Land at TC7 South of Tillhouse Road, Cranbrook parcel (86,125,158) Full Planning Permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities). The Committee restated no objection to the principle of development and noted improvements for residential and

visitor parking and that along the MLR but reiterated concerns regarding bin collections points, potential for controlled parking zone, requested an adoption plan to clarify discrepancies between landscaping plans and necessity for improved drainage from enhancement of Basin 2c and at Luccombe Oak in advance of housing development.

- e) 25/0137/MFUL – Land at TC1 Tillhouse Road, Cranbrook (153 and 159) Full Planning Permission for the construction of an Extra Care Housing Scheme with associated communal facilities, amenity space, access road, parking, landscaping and drainage. The Committee raised no objection to the principle of development but raised concerns about adequate drainage, parking and access arrangements from the site into the Country Park. The Committee thanked the applicant for responses to the Town Council's comments but noted that the concerns had not been addressed within the subsequent Amended Plans Application.
- f) 25/0050/TPO – Land at 54 Horwell Road, Cranbrook (162) Tree Preservation Order confirmed.

Approved/decision since last meeting

- g) 24/2620ADV – Little Pioneers Nursery & PreSchool Elm Drive Cranbrook (150). Application for three internally illuminated backlit logo aluminium fascia signs approved in accordance with Town Council recommendation.
- h) 14/2945/MOUT – Farlands London Road Whimple (89 and 116) Outline application with all matters reserved except access and Environment Statement Development of up to 260 houses, commercial and retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure. Approved subject to section 106 agreement.
- i) 25/0293/ADV – Denleys Restaurant Tillhouse Road Cranbrook (155) Installation of an internally lit box sign. Approved in accordance with the Town Council recommendation.
- j) 25/0357/ADV – Esquires Coffee 126 Tillhouse Road Cranbrook (156) Installation of two fascia signs, one projecting sign and 6 internal vinyl graphic window signs. Approved in accordance with the Town Council recommendation with the exception of the A Board which is approved subject to a condition as follows:  
*No advertisement shall be sited or displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.*
- k) 24/2634/FUL – 17 Apple Way (147) Conversion of half of the existing integral garage to create 3m (l) x 2.95m (w) living space at the rear and retain 3m (l) x 2.95m (w) garage space at the front elevation. Approved, following which the Town Council sought explanation from the Local Planning Authority on the application of policy regarding garage conversions. The Town Council awaits a response.
- l) 25/0419/TRE – 18 Long Culvering (157) Tree works approved in accordance with the Town Council recommendation.

The Committee noted the updated Monitoring Report.

## **P/25/18 PLANNING APPLICATION – 25/0772/FUL – 7 HIGHER FURLONG ROAD, CRANBROOK**

The Chairman referred to the application for the conversion of a 15m<sup>2</sup> area of turf in front garden to a permeable gravelled area to be used as an area for charging an Electric Vehicle. The application sought to convert an area in the front garden of the property to create off road parking and an Electric Vehicle (EV) charging area.

It was proposed by Cllr Matt Bayliss, seconded by Cllr Les Bayliss and **resolved to Object** on the following grounds that whilst the principle of providing a home Electric Vehicle (EV) charge point is a positive consideration that there are a number of concerns that indicate the Committee is unable to support the application; these are as follows:

- The application includes removal of a hedgerow to the front of the property. This would have a negative impact on the streetscene including a negative visual impact on the public access from Higher Furlong Road to the adjoining parcel.
- The proposed surface is gravel which would result in gravel ingress on to the adjacent adoptable footway and highway. This may have a negative impact on eventual adoption by DCC.
- The area proposed for vehicle access and parking appears to have services under and the proposed surface is unlikely to be robust enough to prevent impacts on the underlying services.

- There is a streetlamp immediately adjacent which may be vulnerable to vehicle damage.
- Access and egress to and from the proposed parking / charging area would involve vehicle movements across the foot / cycle way and therefore raises public safety concerns.

#### **P/25/19 PLANNING APPLICATION – 25/0855/FUL–15 LITTLE WOOD CLOSE CRANBROOK**

The Chairman referred to the application for change of use from garage to a beauty salon and domestic storage. The applicant sought to regularise the conversion of the garage from vehicle use by the submission of a retrospective application. Members considered the provision of the salon as a local amenity and an additional facility for local people weighed against the clear and unequivocal planning condition which prevents this type of change of use. Members referred to a previous application for garage conversion (subject to a similar condition restricting use of the garage to vehicles) which had been approved by the Local Planning Authority without any reference to the condition. The Chairman had sought clarity from the Local Planning Authority and at the time of the meeting an explanation remained outstanding.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Colin Buchan and **resolved** to **Object** on the grounds that the conversion of the garage to a salon and storage is contrary to condition 11 of the original planning approval for the dwelling and, that as a direct result of the conversion, parking associated with the dwelling is displaced to an adjacent street.

**The meeting closed at 6:55 pm**