

MINUTES

Committee: Planning Committee
Date: Monday 11 November 2024
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 Colin Buchan
Cllr Kevin Kendall
Cllr Barry Rogers

Also Present

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

P/24/22 APOLOGIES FOR ABSENCE

An apology for absence was received on behalf of Cllr Kevin Blakey.

P/24/23 DECLARATIONS OF INTEREST AND DISPENSATION

No interests were declared or dispensations granted.

P/24/24 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 2 September 2024 as a correct record.

P/24/25 PUBLIC PARTICIPATION

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

P/24/26 MONITORING REPORT

The Chairman reported on items within the monitoring report:

- a) 24/2049/MRES Land South of Shercroft Close Station Road (131) Construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (SANG) – the Town Council raised no objection.
- b) 24/1992/NMA Town Centre Parcel TC4A supermarket and Town Square Cranbrook Minor amendment for 21/2033/MRES to increase the number of EVV charging points in the car park from 2 to 6 and to provide a secondary escape ladder to the roof of the supermarket – For Information not consulted.
- c) 24/1950/DOC Parcel TC4A Land South of Tillhouse Road Discharge of Conditions for 21/2033/MRES condition 7 (plant) – For information not consulted.
- d) 24/1922/NMA Site of Tillhouse Farm Minor amendment for 22/2343/MRES change proposal description from ... “construction of 10 dwellings and associated infrastructure” to ...”construction of up to 10 dwellings and associated infrastructure” – The Town Council raised no objection and the application was approved by the Local Planning Authority on 15th October 2024.

In summary, the planning applications were brought forward to note and ratify that the comments had been submitted to the local planning authority within the deadline.

The Committee noted the decisions in respect of planning applications a) to d) above.

P/24/27 PLANNING APPLICATION 24/2152/FUL – 24 OAKBEER ORCHARD CRANBROOK

The Chairman referred to the application to add a first floor extension above the existing ground floor footprint. Members noted that whilst the desire of the applicant was to extend and improve accommodation that the proposed design not in keeping with the existing dwelling and was potentially overbearing to the neighbouring properties.

Following discussion, it was proposed by Cllr Matt Bayliss, seconded by Cllr Les Bayliss and **resolved** to recommend Objection on the grounds that whilst the desire of the applicant to extend and improve the accommodation was understood the proposal delivered an incongruous box like structure on the rear of the property that was out of keeping with the existing dwelling and was visually unattractive.

Cllr Kevin Kendall voted against.

P/24/28 PLANNING APPLICATION 24/2112/FUL – INGRAMS SPORTS PAVILION LONDON ROAD CRANBROOK

The Chairman referred to the application submitted by the Town Council proposing a floodlighting scheme to the approved MUGA (Multi Use Games Area) at Ingrams Sports Pavilion.

Members of the Committee were assured that the application sought to minimise any potential concerns about light pollution and noise nuisance by the location of the MUGA, by the specification of the proposed lighting to be installed and the proposed limits on operating hours.

With that assurance, it was proposed by Cllr Les Bayliss, seconded by Cllr Matt Bayliss and **resolved** to make no formal planning comment because the Town Council was the applicant in this case,

P/24/29 PLANNING APPLICATION 24/2208/FUL – W M MORRISON SUPERMARKET PLC ELM DRIVE CRANBROOK

The Chairman referred to the proposed application to install a launderette pod and InPost Locker on the site of the supermarket in Elm Drive.

Members noted that the application proposed two additions to the approved and constructed supermarket which was currently being fitted out. Members considered the supply of delivery and collection lockers and the proposed InPost Locker provided a practical solution in an area where there would be vehicular access available.

Members then considered the proposed launderette pod. The Committee raised some practical concerns about the management and disposal of grey water from the washing process and the control of how the units were used, the likely clients and hours of operation. The Committee further noted that the published location, Elm Drive would need to be clarified and confirmed.

Following discussion it was proposed by Cllr Matt Bayliss, seconded by Cllr Colin Buchan and **resolved** that:

1. There are no objections to the installation of the InPost lockers.
2. The proposal to install a launderette pod gives rise to a number of concerns that need to be clarified prior to approval or at least be subject to conditions which must be discharged before installation and operation. These concerns include the following:
 - a. The hours of use;
 - b. The potential for use by HGV drivers and associated amenity impacts from vehicle noise and overnight parking; and
 - c. The management and disposal of grey water.

Whilst the Council does not object in principle to the delivery of this amenity at the Supermarket, the Council cannot lend its support until the matters indicated at 1-3 above are satisfactorily clarified.

3. The published location of “Elm Drive, Cranbrook” needs to be checked and clarified.

P/24/30 PLANNING APPLICATION 24/2304/DEM – SITE OF TILLHOUSE FARM

The Chairman referred to the proposed application to demolish the dairy building at the site of the former Tillhouse Farm. The Committee noted that the building was in such a state of disrepair leaving it unsafe and unrealistic to attempt to convert to a dwelling.

Following a discussion it was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to support the application to demolish the dairy building and the made the following comments.

The Council supports the view that the building is in such a state of disrepair that it is unsafe and unrealistic to attempt conversion into a dwelling.

The Council has for a long time been particularly concerned about the safety of children and young people from the community who are attracted to enter the building despite security measures, site warnings and warnings on social media for their personal safety.

The revelation that asbestos is present only adds to these concerns and adds to the grounds that support demolition.

In terms of restoration of the site, the Council would prefer to see a building constructed following demolition as part of the redevelopment of Tillhouse Farm. Whilst the weight of policy CB28 has been reduced by the delisting of the former farmhouse, there is a desire to see the site developed in a way that is reflective and respectful of the three original buildings that were situated around the former farm courtyard.

The Town Council also seeks to point out the inaccurate description of the location of this application. The site is not as described, not on London Road and not in Broadclyst. This is not an isolated incident where the location of a planning application in Cranbrook is incorrectly described with regular defaults to a previous parish or the use of more generic descriptions of the location (such as London Road) that were used for the very first stages of development some fifteen years ago when little or no named infrastructure existed. If applications like Open Street Map can already be updated to reflect the buildout of the town centre, the LPA should be able to ensure that the validation process includes an accurate location within the town. Surely an accurate location is a key element in providing public accountability and transparency of the planning process.

The meeting closed at 7:10pm