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**25/0087/VAR**

Variation of conditions 1 (matters which remain to be discharged) and 2 (approved plans) of planning application 22/2343/MRES (Application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the demolition of existing buildings, conversion of dairy building to 2 residential dwellings, construction of 10 new residential dwellings, and associated car parking, roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities). This is a subsequent application in respect of outline permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline permission 6, 8, 11, 14, 20, 23, 24, 28, and 29, and the partial discharge of conditions 17, 22 and 37). Application 22/2343/MRES has since been amended through application 25/0036/NMA to allow "up to 12 residential dwellings", and the reference to the conversion of the dairy has been removed, following its demolition through application 24/2304/DEM. This proposal seeks permission for the eight residential units.

**Site Of Tillhouse Farm Cranbrook**

The practical effect of the rather lengthy description of this planning application is to bring forward another "variation" to the Tillhouse Farm site to now include a single dwelling in replacement for the demolished former dairy building.

Members will recall that they 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.

Whilst this application is supported by 42 planning documents the majority are a repetition of the documents recently considered. In essence the previously supported site proposals are identical and the only different matter is the addition of the replacement dwelling for the dairy.

Attached to this report therefore is the site layout, the adoption plan (which shows which assets are proposed for adoption by the Town Council) and the detail surrounding the proposed bungalow on the dairy site.

The general design of the bungalow to replace the dairy building contains references to the original building and as such maintains a degree of reflection to its heritage. Whilst design may be subjective the proposals appear acceptable and whilst seeking to reflect the heritage, also form a consistent element within the layout and design of the Tillhouse Farm site.

All other material planning considerations including the principle of development, access, refuse collection, adoption, and lighting have all been considered by the committee and supported.

**Recommendation**

**The recommendation on this latest variation application is therefore no objection.**