

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, 17, 20, 22, 23, 24, 28, 29 and 37

Site Of Tillhouse Farm Cranbrook

Background

The Committee has commented on a number of iterations. Initially in November 2022 when the proposals were unacceptable to the Town Council most notably due to the access road impacting on the country park. The revision in July 2023 was welcomed and moved the access to the south of the site.

Detail about public open space and protection of verges has moved forward and in September 2023 the Committee fully supported the revised landscape plans.

These amended plans take forward the landscape plans that the committee saw recently, include the Open Space Specification and Management Plan, a new lighting layout, and details about demolition and construction.

Full details of the revised plans are available on the EDDC planning website.

Assessment

The landscape plans which include areas for adoption by the Town Council are acceptable. The Committee welcomes the measures taken to protect public open space from unacceptable parking and damage.

The introduction of a lighting scheme makes the access road adoptable and, as a result, allows EDDC streetscene to enter the site to complete kerbside refuse and recycling collections. These measures are welcomed.

The details of the demolition phase and construction phase are helpful and give no rise for an objection.

Recommendation

No Objection. The Town Council welcomes the positive approach to the landscaping layout which helps to design out unnecessary damage to public open space by inappropriate parking. The additional information about the demolition and construction phases is helpful and the introduction of a lighting scheme should make the access road adoptable which in turn will provide for access for kerbside collection by EDDC streetscene refuse and recycling vehicles.