

Planning Committee

MEMBERS: Councillor UNGAR (Chairman); Councillor HARRIS (Deputy Chairman); Councillors HEARN, JENKINS, MIAH, MURRAY TAYLOR, and Mrs WEST.

39 Minutes.

The minutes of the meeting held on 25 October 2011 were submitted and approved and the Chairman was authorised to sign them as a correct record.

40 Declaration of Interests.

Councillor West declared a prejudicial interest in Item 5 EB/2011/0524, 6 St Annes Road stating that she had spoken about the proposals on a previous occasion. To avoid any issues regarding pre-determination Councillor West withdrew from the committee whilst this application was considered.

41 Report of Head of Planning on Applications.

1) EB/2011/0218 - Regency Mews, Silverdale Road - Removal of condition of planning permission EB/1964/0032 restricting the use of twelve domestic garages (as amended under planning permission EB/1988/0539) – **MEADS**. 4 representations had been received.

The relevant planning history for the site was detailed within the report.

The observations of Highways and Legal were detailed within the report.

RESOLVED: (By 6 votes with 2 abstentions (Councillor Taylor abstained)) That permission be granted as the planning condition placed an unreasonable and unduly restrictive burden on the owners of the Regency Mews garages, contrary to government guidance in Circular 11/95: Use of Conditions in Planning Permissions, and would not result in undue additional pressure upon the highway network in accordance with Policy TR11 of the Eastbourne Borough Plan 2001-2011.

2) EB/2011/0444 - Kings Centre, Edison Road - Erection of a new fire door opening and the erection of an advertising signage board – HAMPDEN PARK.

The relevant planning history for the site was detailed within the report.

Members expressed concern regarding the material and methods of fixing the signage to the building. The committee also raised concerns about the potential distraction for drivers passing the signage. The committee did not raise any objections to the new fire door opening and asked that they could vote on each item separately.

RESOLVED: (Unanimous) 1) That permission for the new fire door be granted subject to the following conditions: 1) Time Limit, 2) Approved Plans 3) Materials to be supplied
2) That permission for the proposed advertising signage board be refused on the grounds that i) lack of information relating to the framing and supports of the sign ii) that the size location and appearance of the sign would be visually intrusive into the street scene & iii) that the size, location and changing appearance of the sign would be likely to give rise to highway safety issues.

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

3) EB/2011/0513 - 67 Santa Cruz Drive - Erection of a detached garage, provision of a new vehicular crossover and the conversion of an existing garage into a study – **SOVEREIGN**. One letter of objection had been received.

The relevant planning history for the site was detailed within the report.

The observations of the Highways Officer and Arboriculturalist were detailed within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Time limit 2) Matching materials 3) Plan numbers

4) EB/2011/0515 - Land at rear of 27 Upperton Road and fronting Watts Lane - Proposed vehicular hardstanding – **UPPERTON**. 13 letters of objection had been received.

The relevant planning history for the site was detailed within the report.

The observations of the Conservation Officer and Local Highways Authority were detailed within the report.

The committee raised concerns regarding the access to the site, suitability as a parking space and any gates to the site. Members were also concerned about the appearance and effect of the hardstanding on the surrounding area.

RESOLVED: (By 6 votes to 2) Councillors Hearn, Jenkins, Miah, Murray, Ungar and West for, Councillor Harris and Taylor against) That permission be refused on the following grounds: That the new vehicular hardstanding and subsequent part demolition of the historic boundary wall would result in significant visual harm to the character and

appearance of the adjacent Old Town Conservation Area contrary to policies UHT1, UHT4, UHT5 and UHT15 of the Eastbourne Borough Plan 2001-2011.

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

5) EB/2011/0524 - 6 St. Annes Road - Demolition of existing building and erection of a building containing 8 self-contained flats, together with associated parking spaces and cycle stores. (Outline permission) - **UPPERTON**. Two objections had been received. A further objection from Councillor Liddiard, Ward Councillor had also been received and was reported at the meeting.

The relevant planning history for the site was detailed within the report.

Members noted that as there had been no material changes in circumstances since the previous applications, the previous responses of no objections from the County Archaeologist, the Environment Agency and Planning Policy were maintained.

The observations of the Highway authority were detailed within the report.

(NB: Councillor West withdrew from the committee whilst this item was considered)

RESOLVED: (By 5 votes to 2) That permission be granted subject to the following conditions: 1) Approval of reserved matters (landscaping) 2) Submission of reserved matters 3) Time limit for submission of reserved matters 4) Time limit for commencement 5) List of approved plans 6) Hours of operation during construction 7) Submission of samples 8) Provision of privacy screens 9) Submission of details of doors/windows/joinery/flues 10) Floor levels 11) Submission of details of boundary walls 12) No access for construction traffic from Churchfield Square 13) Obscure glazing with restrictors in ground floor side windows 14) Provision of vehicular access, parking areas, refuse & cycle stores before occupation 15) Closure of existing vehicular access

6 & 7) EB/2011/0556 & EB/2011/0563 - 46 & 46B, 46A, 46B & 46C Brampton Road - Proposal Two applications are reported here as they are submitted by the same applicant and relate to the same site:- **HAMPDEN PARK**.

7) Phase 1 (EB/2011/0563) - Demolition of 46A & 46C Brampton Road and the temporary use of 46B and part of the land to the rear of 46 Brampton Road for motor vehicle auction purposes with associated parking, access and circulation.

6) Phase 2 (EB/2011/0556) Mixed use of 46 and 46B Brampton Road comprising motor vehicle auction with associated office and restaurant; car and van rental office, vehicle bodyshop and garage and MOT testing station following the part demolition, part refurbishment of the existing building on

46 Brampton Road and the erection of a new steel frame building together with associated parking, access and circulation.

The relevant planning history for the site was detailed within the report.

The observations of Building Control, Estates Department, Economic Development, Wealden District Council and Planning Policy were detailed within the report.

RESOLVED: (Unanimous) Phase 1: That permission be granted subject to the following conditions: 1) Time Limit 2) Approved Plans 3) External materials of new building works 4) Foul and surface water disposal 5) Details of staff and customer parking at the site
Phase 2: 1) Time Limit, 2) Approved Plans 3) Details of loading and unloading of vehicles to be supplied, 4) details of blocking up of existing footway crossings to be submitted, 5) Travel Plan to be supplied potential S106, 6) Cycle parking/storage to be supplied, 7) Car parking layout to be surfaced and laid in accordance with the approved details and made available prior to the use commencing.

8) EB/2011/0594 - Eastbourne Seafront, from Holywell to Fort Fun
- Erection of nine permanent non illuminated directional and distance information signs – **DEVONSHIRE.**

The observations of the Conservation Officer, Trees and Woodland, Planning Policy and Tourism were detailed within the report.

The committee raised concerns regarding the signage supports and requested that when redesigning the signage, consideration be given to the existing street furniture along the seafront. Councillor Jenkins requested that the signage be extended along the seafront to include Sovereign Harbour, as this area was not represented, and should be tied in as part of the entire seafront.

RESOLVED: (Unanimous) That the application be deferred pending further information regarding number of and signage materials.

42 South Downs National Park Authority Planning Applications.

Members were advised that the Development Control manager would be organising another consultation session in Eastbourne to consider the proposals of the South Downs National Park with regard to the control of planning applications.

43 Sustainable Building Design Supplementary Planning Document.

The committee considered the report of the Senior Head of Development and Environment seeking Members on the Draft Supplementary Planning document - Sustainable Building Design.

Members were advised that the draft Sustainable Building Design Supplementary Planning Document (SPD) provided detailed guidance on the acceptable design of domestic and commercial development. It expanded upon new sustainability policies introduced in the emerging Eastbourne Plan (Proposed Submission Core Strategy). Specifically the SPD required all planning applicants to submit a new checklist to show how they would make their development as sustainable as possible. The SPD was designed to assist applicants in the consideration of a number of sustainable initiatives including:-

- the incorporation of energy reduction measures;
- renewable energy measures;
- minimization of water consumption;
- reducing the risk of flooding and surface water run-off;
- Improving waste recycling;
- Improving air quality;
- Using sustainable transport options;
- Provision and protection of wildlife habitats.

Cabinet at their meeting on 14 December 2011, would be requested to approve the Draft Sustainable Design SPD prior to the commencement of a 12-week consultation period from 16th December 2011 to 9th March 2012. Members discussed the document and made comments on ensuring that environmental planting schemes to encourage bees and insects were include within the document, grey water resources, green roofs, heat recovery and 2 wheeled powered vehicles.

NOTED.

44 Submission Town Centre Area Action Plan.

The committee considered the report of the Senior Head of Development and Environment seeking Members views on the Submission Town Centre Area Action Plan before being considered at Cabinet on 14 December 2011.

The Cabinet Report sought approval of the Submission Eastbourne Town Centre Area Action Plan and accompanying Sustainability Appraisal and for authority to submit the documents to the Secretary of State early next year. Planning Committee Members were asked to consider the attached report and any comments would be considered and reported orally to Cabinet when they meet on 14 December.

Details of comments and representations received were detailed within the report.

NOTED.

45 Additional Meeting – 13 December 2011.

Members were advised that an additional special Planning meeting had been cancelled.

NOTED.

The meeting closed at 8.40pm.

**Councillor Ungar
(Chairman)**