

Planning Committee

MEMBERS: Councillor UNGAR (Chairman); Councillor HARRIS (Deputy Chairman); Councillors COLES (as substitute for Miah) HEARN, JENKINS, MURRAY TAYLOR, and Mrs WEST.

46 Minutes.

The minutes of the meeting held on 29 November 2011 were submitted and approved and the Chairman was authorised to sign them as a correct record.

47 Declaration of Interests.

Councillor Ungar declared a personal and prejudicial interest in item 4 EB/2011/0607, 85 St Philips Avenue stating that he was friends with objectors to the scheme. Councillor Ungar withdrew from the room whilst this item was considered.

Councillor Taylor declared a prejudicial interest in item 5 EB/2011/0671 as the owner of a boat in the Harbour and withdrew from the room whilst this item was considered.

48 Report of Head of Planning on Applications.

1) EB/2011/0430 (ADV) - 235-237 Seaside - Display of fascia and projecting sign – DEVONSHIRE.

The relevant Planning history was detailed within the report.

Mr Vieler addressed the committee in objection stating that parking was a problem at the location and that the noise of a commercial kitchen would prevent local residents being afforded the peaceful enjoyment their homes.

Mr Godfrey applicant addressed the committee addressing the concerns regarding opening hours, noise etc. Mr Godfrey also advised the committee regarding the type of extractor fans that would be used should the application be granted.

RESOLVED: (By 5 votes to 3) That permission be granted subject to the following conditions: 1) Standard advertisement condition 2) Standard advertisement condition 3) Standard advertisement condition 4) Standard advertisement condition 5) Standard advertisement condition 6) Details of retained shopfront and fascia sign and associated time restriction 7) Approved plans.

2) EB/2011/0442 - 235-237 Seaside - Change of use of ground floor unit at No.237 Seaside from A1 (retail) to A5 (hot food takeaway) – **DEVONSHIRE.** A petition of support of 26 signatures had been received, and a petition of objection with 25 signatures and seven individual letters of objection had been received.

The relevant Planning history was detailed within the report.

The observations of Environmental Health, Policy and Highways were detailed within the report. A summary of information submitted by applicant since last committee report had also been included.

Mr Vieler addressed the committee in objection stating that parking was a problem at the location and that the noise of a commercial kitchen would prevent local residents being afforded the peaceful enjoyment their homes.

Mr Godfrey applicant addressed the committee addressing the concerns regarding opening hours, noise etc. Mr Godfrey also advised the committee regarding the type of extractor fans that would be used should the application be granted.

The committee were advised that the size, make and type of extraction equipment would have to be agreed by the Planning department following an environmental study into noise levels should the application be agreed. The committee were advised that the opening times should read 12.00 to 23.00 and not 12.00 to 21.00 as detailed within the report.

RESOLVED: (By 6 votes to 2) That permission be granted subject to the following conditions: 1) 3 year commencement of development 2) Restrictive hours of opening from 12:00 hours to 23:00 hours 3) Ventilation/extraction details 4) Ventilation/extraction noise restriction 5) Refuse details 6) Details of the retained shopfront and fascia sign 7) Approved plans

3) EB/2011/0557 - 5 Faraday Close - Formation of new access from Lottbridge Drove into 5 Faraday Close – **HAMPDEN PARK.**

The relevant Planning history was detailed within the report.

The observations of Highways Authority, Borough Arboriculturalist, Sussex Police, Southern Water, Economic Development and County Archaeologist were detailed within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Three year commencement 2) Approved Plans 3) Prior to the access road becoming operational, details of gates and/or any similar method of controlling access through the site onto Faraday Close shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site and be retained as such thereafter.

4) EB/2011/0607 - 85 St Philips Avenue - First floor extension at rear – ST ANTHONYS. One letter of objection had been received.

(NB: Councillor Ungar withdrew from the room whilst this item was considered)

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Commencement within 3 years 2) To be carried in accordance with relevant plan numbers 3) Submission of samples of materials

5) EB/2011/0671 - Sovereign Harbour Ltd, Commercial Area 1, The Crumbles - Retrospective permission for temporary storage of 150 boats – SOVEREIGN. An objection from Sovereign Harbour Residents Association and a resident had been received.

The relevant planning history was detailed within the report. The observations of Planning Policy were detailed within the report.

Mr Rick Runnalls, Chairman of the Sovereign Harbour Residents Association addressed the committee in objection stating that he was not against the site being used for temporary storage; however, the application for a further five years was unacceptable in the light of the emerging Sovereign Harbour 'master plan', and potential proposed employment potential for the site.

Mr Ian Weeks addressed the committee in objection for the same reasons as Mr Runnalls. Mr Weeks also felt that the applicant should be advised that this would be the last extension on the use of the site, to prevent further temporary applications.

The committee agreed that an informative should be added to a temporary and final two year consent requesting that the applicant seek an alternative site for boat storage at the earliest opportunity.

(NB: Councillor Taylor withdrew from the room whilst this application was considered).

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Development begun within 3 years 2) In accordance with procedural documents, received 28.10.11: - SOP 040 Safe operating procedure Site waste minimisation statement (October 2011) 3) Time limited - ending 03 January 2014 4) The use hereby permitted shall not commence until an operational procedure had been agreed by the Local Planning Authority in consideration with the Highway Authority that is fully compliant with Chapter 8 of the Traffic Signs Manual

6) EB/2011/0692 - Motcombe Gardens Bowling Club, Motcombe Lane - Erection of a brick and flint storage building adjacent to the existing pavilion – OLD TOWN. Three letters of objection had been received.

The relevant planning history was detailed within the report. The observations of the Conservation Officer and the Arboricultural Officer were detailed within the report.

The committee were advised that the applicant wished to withdraw the application for further discussion with the Planning department and in the light of the concerns of local residents.

RESOLVED: (Unanimous) That the application be deferred pending further discussion with the Planning department.

49 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.

50 Enforcement Performance Monitoring Jan 2011 – September 2011.

The committee considered the report of the Development Manager informing and updating Members of the current performance of the Enforcement Section of the Planning Department.

Members were advised that there would be a quarterly report on enforcement performance at future Planning committees. The next report would be April 2012.

The committee thanked the enforcement team for their hard work and dedication to enforcement issues within Eastbourne.

NOTED.

The meeting closed at 7.30 pm.

**Councillor Ungar
(Chairman)**