

Planning Committee

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

1 Minutes.

The minutes of the meeting held on 17 April 2012 were submitted and approved and the Chairman was authorised to sign them as a correct record.

2 Declaration of Interests.

Councillors Harris and Taylor a prejudicial interest in item 11, Roselands County Infant School, as members of East Sussex County Council Planning Committee, and did not take part in the debate or vote thereon.

Councillor Murray declared an interest in item 3, Sovereign Centre, Royal Parade as a member of the Trustees board as a non-voting advisor, however, as Councillor Murray was appointed by Eastbourne Borough Council to the Board of Trustees he was able to take part in the discussion and vote thereon.

Councillor Jenkins declared a personal interest in item 2, 69 Beach Road. Councillor Jenkins stated that he had family ties with the applicant and withdrew from the room whilst the item was considered.

3 Report of Head of Planning on Applications.

1) EB/2012/0112 - Wood Winton, 63a Silverdale Road -

Redevelopment of site including demolition of existing building and erection of three detached dwellings with parking and garages together with lengthening access drive (Outline application) Matters to be determined under this application and those that are reserved for subsequent approval – **MEADS**. 11 letters of objection had been received and were summarised within the report.

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

The observations of Highways, Conservation Officer and Trees and Downland Team were detailed within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Time limit 2) Reserved matters: Design of properties, Landscaping, External appearance of the buildings, Materials used on dwellings, Heights of buildings, Detailing, External appearance of the site, Arrangement of pillars either side of access crossover, Materials

used to construct access crossover, Layout of access road and details of hardstanding (Tree protection requirements) 3) Plans and particulars of the reserved matters 4) Foul and surface water details to be submitted 5) Demolition /construction hours 6) Method of demolition and construction 7) Widening of access 8) Turning space and parking 9) Gradient of access road 10) Retention of trees 11) Tree protection fencing 12) Excavation near trees 13) Refuse and recycling facilities to be submitted 14) Means of enclosure to be submitted 15) Retaining access to public sewers 16) In accordance with approved plans

2) EB/2012/0146 - 69 Beach Road - Redevelopment of site including demolition of existing building and erection of two 3 bedroom houses – **DEVONSHIRE**. The observations of a local resident along with an additional objection were summarised within the report.

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

The observations of the Environment Agency, Planning Policy, Highway Authority were detailed within the report.

The committee felt that the bay windows should match those in the existing street scene.

NB: (Councillor Jenkins did not take part or vote on this item)

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Commencement of development within 3 years 2) Compliance with approved drawings 3) Hours of demolition/building operations 4) Submission of samples of materials 5) No occupation of dwellings until existing vehicular closed and kerb reinstated. 6 Notwithstanding the details shown on the plans hereby approved further details of the frontage of the front elevations of the proposed properties shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing at the site. The front elevation drawing shall indicate slanted bay windows on the ground floor. The details as approved shall be implemented at the site.

3) EB/2012/0161 - Sovereign Centre, Royal Parade - Installation of solar panels to south facing and flat roof – **DEVONSHIRE**.

The committee raised concerns regarding potential glare, direction of the reflection of light and maintenance of the panels. The committee asked that the item be deferred for further information.

RESOLVED: (By 7 votes with 1 abstention) That this item be deferred for further information regarding levels of glare and direction of reflection.

4) EB/2012/0179 - 14 Brassy Parade - Change of use from A1 (retail), to A2 (Financial and Professional) or A3 (Restaurants and Cafes) or A5 (Hot food take-away) – **HAMPDEN PARK**. Six letters of objection had been received.

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

RESOLVED: That permission be refused on the grounds that the Council objects to the A3 and A5 uses as there was already a proliferation of these uses in the locality and the change of use of this large A1 retail unit to either of these uses, taking into account its prominent position in the Parade, would be seriously detrimental to the vitality and viability of the shopping area in which the unit was situated.

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/2012/0186 - Eastbourne Centre Hotel, 47-53 Grand Parade - Single storey, glazed extension to existing mezzanine restaurant, extending onto balcony area – **MEADS**. Seven letters of objection had been received.

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

The observations of the Conservation Area Advisory Group (14 March 2012) and Conservation Officer were detailed within the report.

Mr David Paul, on behalf of Mr and Mrs Park, addressed the committee in objection stating that the proposal would restrict the views of the seafront and would result in the loss of privacy.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Development begun within 3 years 2) In accordance with drawings received 08.05.12: - Proposed elevations: DN0981.P.307 A, Proposed floor plans: DN0981.P.312 A, 3d images: DN0981.P.113 A 3) Sample materials – tinted glazing 4) Sample materials – fascia

6) EB/2012/0197 - Eastbourne Toyota, Churchdale Road - Demolition of existing building and erection of thirteen 2-storey, 3-bedroom houses with front and rear gardens – **ST ANTHONYS**.

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

The observations of Highways and Planning Policy were detailed within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Commencement of development 2) Removal of redundant vehicular crossings 3) Hours of work on site 4) Material samples 5) Inaccordance with drawing numbers.

7) EB/2012/0241 - 18 Hill Road - Change of use of garage to home office – **OLD TOWN**. Two letters of objection had been received and were summarised within the report.

The observations of the Highways Authority were detailed within the report.

RESOLVED: (By 4 votes with 4 abstentions) (Councillors Ungar, Harris, Hearn and Miah voted in favour, Councillors Murray, Jenkins, Cooke and Taylor abstained from voting). That permission be granted subject to the following conditions: 1) Commencement of development 2) Use as home office only not residential 3) In accordance with plans

8 & 9) EB/2012/0245(ADV) and EB/2012/0249(FP) - The Kings Centre, 27 Edison Road - 1) Display of externally illuminated fascia sign (EB/2012/0245(ADV)) and 2) Provision of four new window openings and installation of new double glazed aluminium windows to the south west elevation (EB/2012/0249(FP)) – **HAMPDEN PARK.**

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

RESOLVED: (By 7 votes with 1 abstention) EB/2012/0245 (ADV) That permission be granted subject to the following conditions: 1) Display of advertisement 2) Hoarding Maintenance 3) Advertisement removal 4) Owners permission 5) Obscure signage 6) Accordance with Drawings

RESOLVED: (By 7 votes with 1 abstention) EB/2012/0249 (FP) That permission be granted subject to the following conditions: 1) Commencement of development 2) Accordance with drawings

10) EB/2012/0253 - Public highway in Terminus Road from the junction with Grand Parade to the junction with Langney Road - Use of the public highway in Terminus Road from the junction with Grand Parade to the junction with Langney Road for a regular street market – **DEVONSHIRE and MEADS.** Three letters of objection and six letters of support had been received.

The observations of the Eastbourne and District Chamber of Commerce, Sussex Police and Highway Authority were detailed within the report.

The committee wished to restrict the hours to 6.30am set up and 7.30pm clearance. Hours of operation would remain as 9.00am – 5.30pm.

RESOLVED: (By 6 votes to 1 with 1 abstention) That permission be granted subject to the following conditions: 1) Commencement within three years 2) Development carried out in accordance with approved plans 3) No stalls or other equipment sited to the east of the junction of Terminus Road and Burlington Road.

11) EB/2012/0290 - Roselands County Infant School, Woodgate Road - Partial infill of internal courtyard to form new group room – **ST ANTHONYS.**

(NB: Councillors Taylor and Harris did not take part in this item).

RESOLVED: That East Sussex County Council be advised that there were no objections raised.

4 South Downs National Park Authority Planning Applications.

None reported.

NOTED.

5 Enforcement Performance Monitoring January 2012 – March 2012

Members considered the report of the Development Planning Manager informing and updating Members of the current performance and workload within the Enforcement section of the Planning Department.

Members requested that a full and comprehensive list of live cases be reported to Committee at the earliest possibility.

NOTED.

6 Appeals Received January 2012 – March 2012

Members considered the report of the Development Planning Manager updating Members of the content of appeal decisions received between January 2012 and March 2012.

NOTED.

7 Draft Meads Conservation Area Appraisal

Members considered the report of the Senior Head of Development and Environment seeking Members' support on the amendments to the Meads Conservation Area Appraisal, following the public consultation and following its submission to Cabinet on 18 April 2012.

NOTED.

The meeting closed at 8.15 pm.

**Councillor Ungar
(Chairman)**