

# Planning Committee

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

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## 8 Minutes.

The minutes of the meeting held on 22 May 2012 were submitted and approved and the Chairman was authorised to sign them as a correct record subject to an amendment to Item 2 Declarations of Interest – Councillor Jenkins advised that a family member lived in close proximity to the application site, not that he had family ties with the applicant as stated in the minutes.

## 9 Declaration of Interests.

Councillor Taylor declared a prejudicial interest in Item 2, Land north of Just Learning Nursery, Larkspur Drive as the owner of a Care home in Eastbourne, and withdrew from the room whilst this item was considered.

Councillor Murray declared a prejudicial interest in Item 2, Land north of Just Learning Nursery, Larkspur Drive as a Chair of Shinewater Park, and withdrew from the room whilst this item was considered.

## 10 Report of Head of Planning on Applications.

**1) EB/2012/0258 - 10 Spring Lodge Close** - Outline application for the erection of 2 no three bedroom terrace houses, together with the creation of 7 no car parking spaces off Spring Lodge Close - **ST ANTHONY'S**. 30 letters of objection had been received and were summarised within the report.

The relevant planning history was detailed within the report.

The observations of the Council's Estates department were detailed within the report.

This application was withdrawn.

**2) EB/2012/0264 - Land north of Just Learning Nursery, Larkspur Drive** - Erection of a residential care home (Class C2) with parking and new vehicular access – **LANGNEY**. 19 letters and emails of objection had been received and were summarised within the report.

The relevant planning history was detailed within the report.

The observations of the County Archaeologist, Environment Agency, Environmental Health and Highway Authority were detailed within the report.

Councillor Shuttleworth, Ward Councillor, addressed the committee in objection stating that he had received a further 40 representations regarding this application with the main concerns being the impact on the character of the area, the visual and environmental impact on a potentially archeologically important site and the highways impact on an already congested, and at times dangerous, road.

Councillor Tester, Ward Councillor addressed the committee in objection stating that the scheme was the same height as the previous scheme which had been dismissed by the Inspector at appeal. Councillor Tester highlighted the significant highways issues in and around the site, with 10 parking spaces not being enough for the proposed use.

Sophie Westlake, Agent, addressed the committee in response stating that many of the concerns expressed had been resolved and were detailed within the report. Ms Westlake highlighted the current provision of care homes within the town and the urgent need for more modern facilities. Ms Westlake also drew attention to the employment opportunities for residents of Eastbourne.

The Committee considered the application and had serious concerns regarding increased traffic and felt that although the design had been amended it would still have a considerable visual impact, in terms of design, siting and external appearance.

NB: (Councillors Murray and Taylor withdrew from the room whilst this item was considered).

**RESOLVED: (By 4 votes with 2 abstentions)** That permission be refused on the grounds that the proposal by reason of the siting, design and external appearance of the proposed building is considered to be detrimental to the character and appearance of the site in particular and the wider area in general. It is considered therefore that the design and external appearance of the building would also be harmful to the long and short range views of the site.

*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/2012/0302 - 83-85 The Rising** - Erection of two storey detached building containing two self-contained flats – **LANGNEY**. Two letters of objection had been received and were summarised within the report.

The relevant planning history was detailed within the report.

The observations of Environmental Health and Highways Authority were detailed within the report.

Councillor Tester, Ward Councillor, addressed the committee in objection stating that although he had no objection in principle to building on the land, Councillor Tester felt that the street scene was quite uniform and that the proposed building would be too far forward of the current building line. Councillor Tester also felt that the plot was not large enough to support a building of this size and that the neighbouring properties would suffer a loss of light.

**RESOLVED: (Unanimous)** That permission be refused on the grounds that the proposal due to its siting in advance of the existing building line of the adjacent properties 83 – 85 The Rising would be visually intrusive into the existing street scene to the detriment of the character of the site and surrounding area

*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.*

**4) EB/2012/0318 (CONS AREA) - Redoubt Gardens, Royal Parade -**  
Erection of a granite 1.5 metre high war memorial – **DEVONSHIRE.**

The observations of the Council's Arboriculturalist and Conservation Officer were detailed within the report.

At their meeting on the 17 May 2012, the Conservation Area Advisory Group raised no objections to the application.

**RESOLVED: (Unanimous)** That permission be granted subject to the following conditions 1) Time limit 2) Approved drawing numbers

**5) EB/2012/0321 - 146 Terminus Road -** Use of the roof area as café restaurant, including barrier screen and new stair access – **MEADS.**

The observations of the Council's Environmental Health Officer, Licensing Manager and Economic Development Officer were detailed within the report.

The committee requested that the balustrade be angled inward to further aid the safety of patrons using the cafe restaurant.

**RESOLVED: (Unanimous)** That permission be granted subject to the following conditions: 1) Commencement of development 2) Samples of materials screen and conservatory 3) Background music will only be played in the second floor bar whilst the roof garden is open. No amplified or live music shall take place during this time. There will be no speakers in the roof garden. 4) No more than 60 persons including staff shall be allowed in the roof garden at any time, unless an evacuation of the premises is taking place. 5) Cafe bar licensing conditions, whereby waiter/ess service to table for food and beverages shall be in place for the roof area. No vertical drinking shall be permitted. 6) The roof terrace shall be closed to patrons from 23:15 to 10.00 the following day. 7) Toughened glasses shall be used for the service of beverages to the roof area.

**6 & 7) EB/2012/0339 and EB/2012/0340 (CONS AREA) - 9-11 Borough Lane** - Change of use from D1 to dual use D1 and D2 together with installation of two replacement sash windows, removal of chimney stack and lean-to conservatory in courtyard, other internal alterations and addition of window in kitchen – **UPPERTON.**

The relevant planning history was detailed within the report.

The observations of the Planning Policy Officer and Council's Conservation Officer were detailed within the report.

At a meeting of the Conservation Area Advisory Group on 17 May, Members raised no objections to the applications.

**RESOLVED: EB/2012/0339: (Unanimous)** That permission be granted subject to the following conditions: 1) Commencement within three years 2) Approved plans – 9481/01, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12. 3) Restricted D2 use 4) Flat on second floor to be ancillary accommodation for language school only 5) Restricted hours 6) No amplified music in garden 7) New kitchen window to match existing window and method statement required 8) Works to match existing 9) Activity not to be audible beyond site boundary 10) Hours of building operations 11) Care to be taken with arch when new window inserted at end of corridor 12) Further details of fire doors to be submitted including a photo of each door 13) Sample of one and two panel doors to be submitted and approved

**RESOLVED: EB/2012/0340(LB): (Unanimous)** That permission be granted subject to the following conditions: 1) Commencement within three years 2) Approved plans – 9481/01, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12. 3) New kitchen window to match existing window and method statement required 4) Works to match existing 5) Care to be taken with arch when new window inserted at end of corridor 6) Further details of fire doors to be submitted including a photo of each door 7) Sample of one and two panel doors to be submitted and approved

**8 & 9) EB/2012/0360 and EB/2012/0359 - Former Swanley Court Hotel, 18-20 Trinity Trees EB/2012/0360** - Erection of a new purpose built, six storey student accommodation building to provide 46 study bedrooms, including the replacement of the front boundary wall, retention of an existing tree and improved hard and soft landscape and **EB/2012/0359** - Demolition of the existing building – **MEADS.**

The relevant planning history was detailed within the report.

The observations of the Design Review Panel and Conservation Officer were detailed within the report.

**RESOLVED: (Unanimous)** That these applications be deferred to allow officers to update the report following the high level of representations received following the publication of the agenda. The application would be brought to a future committee.

**11 South Downs National Park Authority Planning Applications.**

None reported.

**NOTED.**

**12 Special Meeting.**

The Chairman advised the committee that a special Planning Committee would be held to consider the Town Centre application, date and time to be confirmed.

The meeting closed at 7.35 pm.

**Councillor Ungar  
(Chairman)**