

# Planning Committee

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

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## 13 Minutes.

The minutes of the meeting held on 12 June 2012 were submitted and approved and the Chairman was authorised to sign them as a correct record subject to an amendment to minute 10 applications 8 and 9 to reflect that it was both applications that had been deferred.

## 14 Declaration of Interests.

Councillor Cooke declared a prejudicial interest in Item 4, 2 Watts Lane as comments regarding the site had been included within a Ward leaflet, and withdrew from the room whilst this item was considered.

## 15 Report of Head of Planning on Applications.

**1) EB/2012/0344 - Regency Park (Former coach and lorry park), Wartling Road** - Erection of five storey block of 42 apartments (to replace block E as approved under EB/2006/0860 with new design and increase in 6 units) - **DEVONSHIRE**. Six letters of objection had been received.

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

The observations of the Trees Team, Environmental Health, Legal Services, Strategic Housing, Highways, Planning Policy, the Environment Agency, Development Contributions team, Sussex police and Southern Water were detailed within the report.

Ms Angus, Resident, Regency Park addressed the committee in objection stating that there were still a number of outstanding issues with existing developments on the site and asked that these issues be resolved prior to any additional developments.

Councillor Wallis, Ward Councillor, addressed the committee in objection stating concerns for the current site maintenance and cited existing problems. Councillor Wallis also felt that there were issues with parking and road safety and that the building would be too large on the proposed site.

Members discussed that application in particular drainage, parking and access, population density in the local area, size of the proposed units and maximum numbers of units previously agreed on the site. The Committee expressed great concern for the poor site maintenance and issues raised by

Ms Angus. Members agreed that the proposal would result in a cramped and gross over development of the site.

Members were advised that whilst it was acknowledged that the site maintenance issues and other current problems were of great concern to residents and members, they were not material to the main issues in the application. Members were reminded of the material considerations to be taken into account in relation to the application.

**RESOLVED: (By 7 votes to 1)** That permission be refused on the grounds that 1) the additional units exceed the threshold limit of 225 as set by the Wartling Road SPG (dated March 2004), and therefore conflict with this policy. 2) the configuration, layout and size of the units proposed would result in a form of development that would be likely to give rise to a substandard form of accommodation to the prospective occupiers of the development. 3) the proposal would result, when compared to other elements of the existing scheme, in a cramped, overdevelopment of this part 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.*

**2) EB/2012/0351 - Wish Tower Restaurant King Edwards Parade, Eastbourne** - Planning Permission is sought for the construction of Temporary Cafe Structure with catering facility and seating for around 50 - 60 covers located within proposed building and also on external deck and patio area – **MEADS**. One letter of objection had been received.

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

The observations of Planning Policy, English Heritage, Southern Water, East Sussex County Highways and Southern Gas Networks were detailed within the report.

**RESOLVED: (By 5 votes with 3 abstentions** (For: Councillors Harris, Hearn, Miah, Murray and Ungar. Abstentions: Councillors Cooke, Jenkins and Taylor)) That permission be granted subject to the following conditions: 1) Time Limit 2) The development hereby approved shall only be implemented in accordance with the approved written scheme of investigation (for an archaeological building recording & archaeological watching brief on all ground works associated with the development) submitted with the planning application, and within 6 months of the completion of the watching brief, a report on the archaeological findings shall be submitted by the applicant and approved in writing by the local planning authority and the works shall be undertaken in accordance with the approved details. 3) The building hereby permitted shall be removed and the land reinstated to its former condition on or before 31<sup>st</sup> July 2017. 4) The development shall be implemented in accordance with the plans hereby approved:- 4210 SK1 received 10/05/2012, 4210 SK2 received 10/05/2012, 5) External materials to be supplied and approved

**3) EB/2012/0354 - 36 Peppercombe Road** - Erection of part single, part two storey extension to the rear with sun terrace at first floor level in association with reconfiguration of internal layout including bedrooms on ground floor and kitchen and living room on first floor – **OLD TOWN**

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

**RESOLVED: (Unanimous)** That permission be granted subject to the following conditions: 1) Commencement within 3 years 2) Compliance with approved drawings 3) Submission of samples 4) Restriction on hours of construction 5) Submission of sample of obscure glazing and permanent retention of screen

**4) EB/2012/0358 - 2 Watts Lane** - Creation of vehicular hardstanding to the side of the property in association with demolition of section of front wall – **UPPERTON**.

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

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

Councillor Liddiard, Ward Councillor, addressed the committee in objections referring to the 14 objections in relation to this application. Councillor Liddiard stated that the proposal would be visually detrimental to residential amenity, and that there would be a potential loss of three parking spaces.

Mr Rayner, applicant, addressed the committee in response stating that the proposal would alleviate parking issues with the provision of off-street parking, and stated that there would still be 5.5m of space remaining for parking, should the application be granted.

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

**RESOLVED:** That permission be granted subject to the following conditions: 1) Prior to the occupation of the dwelling details of reinstatement works to the flint boundary wall shall be submitted for approval in writing by the local planning authority and the approved scheme shall be carried out within six months of the date of its approval or before the first use of the development hereby permitted, whichever is the sooner. 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 181000.04 Rev C [Site Layout], received 30/04/12, 181000.06 Rev B [Elevation & Layout Plan], received 30/04/12

## **16 South Downs National Park Authority Planning Applications.**

None reported.

**NOTED.**

## **17 Enforcement Live Case.**

The committee considered the report of the Development Planning Manager informing and updating Members on the current position in respect of live cases being processed by the Enforcement Section of the Planning Department.

**NOTED.**

## **18 Eastbourne Parking Strategy.**

The committee considered the report of the Senior Head of Development and Environment seeking Members views on the Eastbourne Parking Strategy.

Members were reminded that in January, 2011, WSP was appointed by the Council to develop an Eastbourne Parking Strategy. The project was also supported by East Sussex County Council, which funded survey work and provided quantitative and qualitative survey data. The Parking Strategy complemented the Core Strategy and Town Centre Area Action Plan (and other local policies and plans including the East Sussex Local Transport Plan 3). It set out a series of recommendations on how to effectively provide and manage the provision of parking in Eastbourne's Town Centre over the next fifteen years.

The draft Parking Strategy had been prepared in two stages:

Stage 1: which was completed in March 2011 considered a series of issues and options for parking in the town centre and was used to inform the Town Centre Area Action Plan. It included a review of relevant policy documents, an analysis of on and off-street parking data and a series of interviews, questionnaires and a workshop through which feedback from stakeholders and users was obtained; and

Stage 2: which was completed in September, 2011 widened the scope of parking review to cover the wider Eastbourne area. It included a second stakeholder workshop in June 2011 and additional surveys to assess the utilisation of parking in the Town Centre during the peak summer season.

Cabinet approved the draft Parking Strategy for consultation with the community and stakeholders on 8 February 2012. The report considered the representations received to the consultation and provided a response and resulting amendments where appropriate. The Council received four representations to its consultation exercise and welcomed the feedback provided (see Appendix 2: Draft Eastbourne Parking Strategy – Summary of Consultation Feedback). Responses to the representations were detailed within the report.

The Parking Strategy set out a Delivery Plan, which identified a series of actions against different parking themes that interact with residents parking, and provided a link to the relevant policy document (setting out the lead organisation, the timescales for delivery and the potential risks involved. These themes were detailed within the report.

With regard to Appendix 2: Draft Eastbourne Parking Strategy – the summary of Consultation Feedback provided a summary of the representations received and set out the Council’s proposed detailed response to each representation. Following an analysis of the representations received, the Council proposed some principal changes to the Parking Strategy as detailed.

The committee were asked to comment on the Eastbourne Parking Strategy prior to its submission to Cabinet for approval on 11 July 2012. Comments would be reported verbally.

Members discussed the report in particular the over supply of parking spaces. The committee were advised that a Quality Parking Partnership would be established. Members also discussed the Park and Ride scheme and were advised that at present a scheme would not be viable, it would be revisited within five years. Members asked that a scheme similar to the Airbourne Park and Ride be investigated.

**RESOLVED:** That Cabinet be advised of the committees comments and support for the Parking Strategy.

### **19 Special Meeting.**

The Chairman advised the committee that a special Planning Committee would be held on 23 August 2012 at 6.00pm

### **20 Site Visit**

The Chairman requested that site visits be arranged for the Arndale Centre application and three sites within the Langney area, all of which were due be considered by the committee at their next two meetings. The Chairman urged all Members to attend and advised that suggested dates would be made available following the meeting.

The meeting closed at 8.19 pm.

**Councillor Ungar  
(Chairman)**