

Planning Committee

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

21 Minutes.

The minutes of the meeting held on 10 July 2012 were submitted and approved and the Chairman was authorised to sign them as a correct record.

22 Declaration of Interests.

Councillor Jenkins declared a prejudicial interest in Items 7 and 8, Longford Court, 1 Bathford Close as a resident in close proximity to the site, and withdrew from the room whilst this item was considered.

Councillor Taylor declared a prejudicial interest in Items 2 and 11, Belmont Care Home, Pevensey Bay Road as the owner of a care home, and withdrew from the room whilst this item was considered.

Councillor Harris declared a prejudicial interest in Items 1, Automatic Telephone Exchange, 31 St Annes Road, as an employee of British Telecom, and withdrew from the room whilst this item was considered.

23 Report of Head of Planning on Applications.

1) EB/2012/0361 - Automatic Telephone Exchange, 31 St Anne's Road - Erection of palisade fence enclosure within car park and rearrangement of parking spaces – **UPPERTON**. One letter of objection had been received.

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

The observations of the Highways department were summarised within the report.

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

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Commencement of development 2) Approved plan numbers 3) No materials to be stored higher than the height of the fence hereby approved, 4) No materials to be stored outside of the compound area hereby approved.

2) EB/2012/0397 - Eastbourne Belmont, 93 Pevensey Bay Road -
Demolition of nursing home – **ST ANTHONYS**. One letter of representation had been received.

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

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

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

RESOLVED: (By 5 votes with 2 abstentions) That permission be granted subject to the following conditions: 1) Commencement within three years 2) Hours of work 3) No works until protective fencing erected around trees and watercourse 4) No works until details of site welfare facilities submitted and approved 5) Provision of wheel washing facilities

3) EB/2012/0420- 346 Seaside - Installation of new louvre and plant equipment to ground floor (Co-op) – **ST ANTHONYS / DEVONSHIRE**

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

The observations of the Council's Environmental Health officer were summarised within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Commencement of development 2) Approved plan 3) Restriction of Noise from the plant equipment 4) Reduction of setting of condenser unit to certain hours 5) Operating hours of air con units 6) Details of the acoustic treatment to the air conditioning plant room 7) Control of noise air conditioning plant room 8) Details of the air flow requirements of the air conditioning units.

4) EB/2012/0422 (CONS AREA) - Hillbrow Sports Centre, 1 Denton Road - Installation of a climbing wall on the south west elevation – **MEADS**. 19 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 Highway Authority were summarised within the report.

At their meeting on 17 July 2012, the Conservation Area Advisory Committee raised no objections to the proposal.

Mrs Head addressed the committee in objection stating that the proposal would be an eyesore and would exacerbate noise pollution and traffic issues.

Mr McEnnis addressed the committee in objection stating that the proposal would add to the existing parking and traffic issues. Mr McEnnis also raised concerns regarding the proposed hours of use.

Mrs Baron addressed the committee in objection stating that the proposal would be detrimental to residential amenity, and would add to the existing parking, noise and traffic issues.

Councillor Ansell addressed the committee in objection stating that the scheme would add to the traffic, noise and parking issues and raised concerns that the site would be potentially in use for 72hrs a week.

John Hill, Applicant, addressed the committee in response stating that the university needed to provide quality facilities for its students to compete with other universities across the country, the current indoor wall was becoming dated and no longer challenging enough. The new facility would comply with government requirements. The wall would be supervised at all times of use, with parties transferring from the internal wall to the outside which would not result in increasing the current parking issues. The internal wall would be decommissioned.

The committee discussed the application, in particular the lighting, hours of use, parking provision, and noise levels. The committee asked whether the proposal could be relocated inside to the location of the current wall.

Members were advised that whilst it was acknowledged that the site had existing parking and noise issues, they were not material to the main issues in the application and were more 'neighbour' issues that could perhaps be resolved through discussion with the University, and if necessary, the Enforcement Team. Members were reminded of the material considerations to be taken into account in relation to the application.

However, the majority of Members considered that the climbing wall, given its colour and design, would be an intrusion into the area and detrimental to the character and appearance of the Conservation Area. Furthermore, the increase in activities at the Sports Centre arising from the use of the wall would exacerbate the existing noise and general disturbance suffered by residents as well as the parking and general traffic problems. In their opinion, Members agreed that this would be sufficient to justify refusing the application on these grounds contrary to the advice of the Officers.

RESOLVED: (By 5 votes to 3) That permission refused on the grounds that the proposed use of the climbing wall by reason of the incremental activity, noise and disturbance at and within the vicinity of the site would result in a material loss residential amenity to the occupiers of the nearby residents

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 & 6) EB/2012/0507 (demolition) & EB/2012/0432 (full application) - Kilkenny Court, 13 Appledore Close - Demolition and

redevelopment of site with 11 three bedroom houses together with communal parking – **LANGNEY**. Five letters of objection had been received.

The observations of Strategic Housing, Highways, Planning Policy, Trees Team and Environmental Health were summarised within the report.

Councillor Shuttleworth, Ward Councillor, addressed the committee in objection stating that the two houses to the south-west corner of the site should be removed as their development would result in a loss of amenity space, Councillor Shuttleworth also raised concerns regarding the proposed parking provision.

Councillor Tester, Ward Councillor, addressed the committee in objection reiterating Councillor Shuttleworth's concerns. Councillor Tester stated that he agreed with the principle of the development and asked that the committee request that the applicant reconsider the development and reduce the number of houses from eleven to nine.

RESOLVED: (Unanimous) That this application be deferring following a request by the committee to reconsider the two dwellings to the south west corner of the development.

7 & 8) EB/2012/0510 (demolition) & EB/2012/0433 (full application) - Longford Court, 1 Bathford Close – Demolition and redevelopment of site with 11 three bedroom houses together with communal parking - **LANGNEY**. Two objections had been received.

The observations of Strategic Housing, Highways, Planning Policy, Environmental Health and Trees Team were summarised within the report.

(NB: Councillor Jenkins withdrew from the room whilst these items were considered).

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: **EB/2012/0510 (demolition):** 1) Method statement (to include nature of demolition, equipment to be used, recycling streams and access routes for demolition vehicles) 2) Wheel Washing Facilities 3) Site/welfare compound 4) Hours of demolition

RESOLVED: That subject to all parties entering into a S106 agreement to deliver the flood attenuation contribution, planning permission be granted subject to the following conditions: **EB/2012/0433 (full application)** 1) Time limit 2) Materials to be submitted 3) Foul and surface water details to be submitted 4) Car parking prior to occupation in accordance with approved layout 5) Car park details to be supplied incorporating details to prevent surface water running onto the footway 6) Cycle storage prior to occupation in accordance with approved layout 7) Tree Protection: General 8) Tree Protection: Fencing 9) Tree Protection: Earthworks 10) Details of floor levels 11) Construction and demolition times 12) Removal of PD rights 13) Refuse and recycling facilities to be submitted 14) Means of enclosure to be submitted 15) In accordance with approved plans 16) Wheel Washing Facilities

9 & 10) EB/2012/0508 (demolition) & EB/2012/0434 (full application) - Avon Court, 2 Sorrel Drive - Demolition and redevelopment of site with 17 three bedroom houses together with on-plot parking spaces – LANGNEY.

The observations of Strategic Housing, Highways, Planning Policy, Environmental Health and Trees Team were summarised within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: **B/2012/0508 (demolition):** 1) Method statement (to include nature of demolition, equipment to be used, recycling streams and access routes for demolition vehicles) 2) Wheel Washing Facilities 3) Site/welfare compound 4) Hours of demolition

RESOLVED: That subject to all parties entering into a S106 agreement to deliver the flood attenuation contribution, planning permission be granted subject to the following conditions: **EB/2012/0434 (full application):** 1) Time limit 2) Materials to be submitted 3) Foul and surface water details to be submitted 4) Car parking prior to occupation in accordance with approved layout 5) Car park details to be supplied incorporating details to prevent surface water running onto the footway 6) Cycle storage prior to occupation in accordance with approved layout 7) Tree Protection: General 8) Tree Protection: Fencing 9) Tree Protection: Earthworks 10) Details of floor levels 11) Construction and demolition times 12) Removal of PD rights 13) Refuse and recycling facilities to be submitted 14) Means of enclosure to be submitted 15) In accordance with approved plans 16) Wheel Washing Facilities 17) Prior to development commencing details of the access drives to the properties served direct from the highway shall be submitted to and approved in writing by the Local Planning Authority. The proposed details shall propose 'Grasscrete' matting or similar product that would enable grass to sustain in the future. The details as approved shall be implemented at the site and be retained as such thereafter.

11) EB/2012/0449 - Eastbourne Belmont, 93 Pevensey Bay Road - Erection of a replacement two-storey care home and a new single storey day centre – **ST ANTHONYS**. One letter of objection had been received.

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

The observations of the Environment Agency, Southern Water, Environmental Health, Highway Authority, Planning Policy and Arboriculturalist were summarised within the report.

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

RESOLVED: (By 5 votes with 2 abstentions) That permission be granted subject to the following conditions: 1) Commencement of development within three years 2) Compliance with approved plans 3) Hours of operation (construction works) 4) Wheel washing facilities 5) Retention of tree/vegetation adjacent to Langney Sewer & protection during construction 6) Provision of parking cycle spaces before occupation 7) Retention of boundary wall & alteration to access 8) Implementation of

landscaping plan 9) Provision of landscape maintenance programme
10) Submission of details of ventilation system

12) EB/2012/0469 (CONS AREA) - Eastbourne College, Kelvin Lodge, 3 Old Wish Road - Retention of temporary classroom building – MEADS.

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

The observations of the Conservation Consultant were summarised within the report.

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

Councillor Ansell, Ward Councillor, addressed the committee in objection stating concern at the loss of parking, and consultation regarding the proposal.

Carol Meade, Applicant, addressed the committee in response stating that the site had only been used for occasional parking and that plans were being developed for a more permanent structure adjacent to the site.

RESOLVED: (By 7 votes with 1 abstention) That permission be granted subject to the following condition: 1) The building hereby approved shall be removed and the land restored to its former condition on or before 31 August 2015 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

24 South Downs National Park Authority Planning Applications.

None reported.

NOTED.

**25 Summary of the Performance of the Planning Department
January 2012 – June 2012.**

The committee considered the report of the Development Planning Manager providing a summary of performance in relation to key areas for the Development Management Service for the period January – June 2012

NOTED.

The meeting closed at 9.19 pm.

**Councillor Ungar
(Chairman)**