

Planning Committee

MEMBERS: Councillor UNGAR (Chairman) Councillors COLES (as substitute for Murray) COOKE, HEARN, HOWLETT (as substitute for Jenkins) and MURDOCH (as substitute for Taylor)

(Apologies for absence were reported from Councillors Harris, Jenkins, Miah, Murray and Taylor)

68 Minutes.

The minutes of the meeting held on 5 March 2013 were submitted and approved and the Chairman was authorised to sign them as a correct record.

69 Declaration of Interests.

None declared.

70 Report of Head of Planning on Applications.

1) EB/2013/0022 (CONS AREA) - 31 Lushington Road - Change use of ground floor flat to dental practice, together with single storey extension at rear and alterations to front elevation – **MEADS**. Four letters objection had been received. Representations of support had been received from seven patients of the applicant. Two further letters of representation had also been received.

The relevant planning history was detailed within the report.

At their meeting on 19 February 2013, the Conservation Area Advisory Group raised no objections to the proposal.

The observations of the Conservation Officer, Planning Policy and Highway Authority were detailed within the report.

The committee considered the application and requested that the dropped kerb remain to facilitate disabled access.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Commencement within three years 2) Development in accordance with approved plans 3) Submission of details of window and mouldings on front elevation 4) Submission of details of air conditioning units (type, position and noise levels) 5) Submission of details of refuse store with screening 6) Reinstatement of front boundary wall 7) Hours of construction works

71 Local Employment and Training Technical Guidance Note.

The committee considered the report of the Development Control Manager explaining the production of a Local Employment Technical Guidance Note to support the requirements in Policy D2 'Economy' of the Eastbourne Core Strategy Local Plan.

Members were reminded that every development created jobs whether solely through the construction phase or additionally through the end use. The Council would be working in partnership with developers, and where relevant, the end users, to help link physical regeneration to employment opportunities for local people and procurement opportunities for local businesses. This would be achieved through planning obligations secured by Section 106 Agreements.

A Local Employment and Training Technical Guidance Note had been prepared to formalise the Council's approach to:

- Indicate the Council's labour market and financial contribution expectations in advance and to outline the delivery process
- Provide a starting point for negotiations on site specific obligations
- Provide a mechanism to ensure essential early discussions occur as may otherwise be too late to implement
- Highlight the range of free labour market support available to help the developer, construction supply chain and operator with their recruitment and training needs which adds value to inward investment services provided locally

The Technical Guidance Note was directly linked to the requirements in Policy D2 'Economy' of the Eastbourne Core Strategy Local Plan.

The report outlined the Council's approach to developing the Guidance Note, employment and training measures and plans and financial contribution formulae.

Members were advised that in order to enable the approach to be manageable and feasible, the Technical Guidance Note would only apply to larger commercial and residential developments. Prescribed thresholds had been set; commercial developments of 1,000 sq m. (gross) or greater, that create 50 jobs or more and those deemed of strategic importance, and residential development that involve ten or more gross units.

Members noted that the policies within the Core Strategy had been subject to wide consultation with stakeholders and the local community throughout its preparation. The Technical Guidance Note did not provide new policy, but did present a detailed interpretation to demonstrate how Policy D2 'Economy' of the Core Strategy would be implemented by the Council.

The Local Plan Steering Group and the Corporate Management Team had endorsed the Technical Guidance Note.

Members were requested to endorse the Local Employment Technical Guidance Note and its approach to link local people and businesses to large commercial and residential developments as outlined within the report and appendices to the report.

RESOLVED: (Unanimous) That the committee endorse the Local Employment Technical Guidance Note and its approach, as outlined within the report and appendices to the report.

72 Affordable Housing Implementation Technical Note.

The committee considered the report of the Senior Head of Development and Environment explaining the production of an Affordable Housing Implementation Technical Note to support the Housing Policy of the Eastbourne Core Strategy Local Plan.

Members were advised that the Affordable Housing Implementation Technical Note (AHITN) had been prepared to provide detailed explanation in support of the implementation of 'Policy D5: Housing' of the Eastbourne Core Strategy Local Plan (to be adopted after Full Council on 20 February 2013). The Technical Note was intended to guide the Council, developers, agents and other stakeholders in relation to the:

- Policy requirement for the delivery of affordable housing on all residential development sites;
- Type and standard of affordable housing that is likely to be sought;
- Assessment of financial viability of the development;
- Calculation of any commuted sum payments;
- Delivery agencies for the affordable housing.

Members noted that through the adoption of the Eastbourne Core Strategy Local Plan, the Council had developed a sound housing policy which aimed to increase the supply of, and contributions towards, local affordable housing. As future land supply decreases, so too does the size of residential development projects. Consequently a significant change to the housing policy was required, removing the threshold and looking at financial viability at a more fine grain level across the Borough. The development of a Technical Note was required to discuss how this policy would operate, and the process by which planning applications would be determined, and affordable housing contributions negotiated and agreed.

The committee were requested to endorse the approach taken and approve the Affordable Housing Implementation Technical Note in order to secure an increase in on-site delivery of units and financial contributions towards affordable housing. Following its approval by the committee, the Technical Note would be able to be adopted on 1 April 2013 and would apply to all liable developments on validation of relevant planning applications from this date.

RESOLVED: (Unanimous) That the committee endorse the Affordable Housing Implementation Technical Note and its approach to secure an increase in on-site delivery of units and financial contributions towards affordable housing.

73 South Downs National Park Authority Planning Applications.

The committee were advised that there had been considerable pre-application discussion regarding replacement of a mast at Butts Brow. A landscape visual assessment had been carried out and the National Park Planning authority were aware of the forthcoming application.

The committee were asked for their comments on the proposals

The application would be submitted to and determined by the South Downs National Park Authority

RESOLVED: (Unanimous) That the committee consent in principle to the replacement mast at Butts Brow moving to full application stage.

The meeting closed at 6.52 pm.

**Councillor UNGAR
(Chairman)**