

Tuesday, 26 September
2017
at 6.00 pm



Planning Committee

Present:-

Members: Councillor Murray (Chairman) Councillor Coles (Deputy-Chairman)
Councillors Choudhury, Miah, Robinson, Taylor, di Cara (as substitute for Murdoch) and Metcalfe (as substitute for Jenkins)

44 Minutes of the meeting held on 29 August 2017.

The minutes of the meeting held on 29 August 2017 were submitted and approved and the Chairman was authorised to sign them as an accurate record.

45 Apologies for absence.

Councillors Jenkins and Murdoch.

46 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

Councillor Taylor declared a prejudicial interest in agenda item 7 (minute 48), 20 Upperton Road, as a member of the Fire Authority. The building was formerly owned and occupied by East Sussex Fire and Rescue Service and Councillor Taylor therefore felt that it could be considered that he had predetermined his decision on the application. Councillor Taylor withdrew from the room whilst this item was considered and did not vote thereon.

47 7 Upperton Road. Application ID: 170813.

Demolition of existing buildings and redevelopment to form 58 sheltered apartments (38 one bedroom and 20 two bedroom) for the elderly including communal facilities, access, car parking and landscaping. (Similar to previously submitted application, PC/150803, but with fewer units)(amended scheme) – **UPPERTON**.

Mr Hatt, on behalf of the applicant, addressed the committee stating that the reduction in the size of the building was necessary due to the discovery of major electric cabling which ran through the site. He also stated that the proposed reduction would not impact on separation distances or parking provision.

RESOLVED: (Unanimous) That permission be granted subject to a S.106 Agreement for Local Labour Initiatives.

Informative:

Southern Water connection application required.
Conditions to mirror earlier consent.

48 20 Upperton Road. Application ID: 170964.

Add two additional floors (seventh and eighth) to existing building to provide 7 new flats, alter sixth floor elevations, replace and enhance windows and doors from ground level to sixth floor including new entrance and vertical features to elevations. Form access and balconies to and from south facing first floor flats. Externally add refuse and cycle stores, compounds for electric sub-station and parking and alter both access ways onto Upperton Road – **UPPERTON**.

Mr Whiteman addressed the committee in objection stating that two further storeys would make the building even more dominant and out of keeping with the surrounding area. He also expressed concerns regarding parking in the vicinity which were currently already an issue.

Mr Chaudury, applicant, addressed the committee in response stating that the additional floors and penthouse apartments had been designed to maximise the view for future residents and raise the profile of the building. He also stated that the building would be enhanced through the proposed additional features and the landscaping would soften the impact of the additional floors.

Members were advised that the agent had submitted revised drawings altering the external cladding and appearance. These drawings had not been consulted on and had been brought to the committee for consideration.

The committee discussed the application and agreed that they preferred the original submission, which included the teal ceramic cladding to the proposed additional floors. The committee felt that two further storeys would be excessive and over-dominant and requested that the Senior Specialist Advisor for Planning negotiate a reduction in height to just one additional floor.

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

RESOLVED: (Unanimous)

- 1) That the item be deferred to allow the Senior Specialist Advisor for Planning to negotiate a reduction in the height of the building, and
- 2) That the result of those negotiations be reported back to the committee for consideration.

49 26 Walnut Tree Walk. Application ID: 170759.

Proposed rooms in roof with front dormers and rear dormers together with new front porch. (amended description) – **RATTON**.

Mr Thornton, Chairman of the Old Ratton Residents Association, addressed the committee in objection stating that the proposals were out of keeping with the surrounding area as no other properties had dormer windows to the front.

Councillor Belsey, Ward Councillor, addressed the committee in objection stating that the dormers to the front of the property were out of keeping with the character of the surrounding area.

Trevor Rogers, on behalf of the applicant, addressed the committee in response, stating that traditional materials would be used in the development. He also said that the neighbours surrounding the property were all in support of the proposals.

Members were advised that six letters of support had been received commenting that the proposals would conform to the wider character of the area.

The committee discussed the application and considered that the dormers should have gable ends to the front of the building to mirror the existing lower floor and requested that the Senior Specialist Advisor for Planning negotiate with the applicant to make those amendments.

NB: Councillors Miah and Murray arrived during consideration of this item and took no part in the debate or vote thereon).

RESOLVED: (By 5 votes with 1 abstention)

- 1) That this item be deferred to allow the Senior Specialist Advisor for Planning to negotiate a amendments to the front dormer windows, and
- 2) That, subject to the satisfactory outcome of those negotiations, the decision to grant permission be delegated to the Senior Specialist Advisor for Planning in consultation with the Chairman.

Informative:

It is recommended to seek permission from the covenant holder, if permission is required under a covenant to perform alterations to the property.

50 125 Langney Road. Application ID: 170928.

Demolition of existing Coda bar Class A4 and erection of a 4 storey building to provide 10 residential apartments with associated secure parking, cycle storage, refuse and recycling storage, amenity space and external landscaping – **DEVONSHIRE**.

The committee was advised that the applicant had sought a deferral on the application to allow them to resolve some access issues that had been raised by Southern Water.

RESOLVED: (Unanimous) That the item be deferred to allow the applicants to resolve access issues with Southern Water.

51 South Downs National Park Authority Planning Applications.

There were none.

The meeting closed at 7.04 pm

Councillor Murray (Chairman)