

## **Planning Committee**

**Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 22 October 2019 at 6.00 pm**

### **Present:**

Councillor Jim Murray (Chair)

Councillors Choudhury (Reserve) (as substitute for Robin Maxted), Peter Diplock (Deputy-Chair), Jane Lamb, Paul Metcalfe, Md. Harun Miah, Barry Taylor and Candy Vaughan

### **Officers in attendance:**

Leigh Palmer (Interim Head of Planning), Helen Monaghan (Lawyer for Planning), James Smith (Specialist Advisor for Planning), Anna Clare (Specialist Advisor for Planning) and Emily Horne (Committee Officer).

### **49 Minutes of the meeting held on 24 September 2019**

The minutes of the meeting held on 24 September 2019 were submitted to and approved as a correct record, and the Chair was authorised to sign them.

### **50 Apologies for absence and notification of substitute members**

An apology was reported from Councillor Robin Maxted. Councillor Sammy Choudhury was the appointed substitute for Councillor Robin Maxted.

### **51 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 Lamb declared a Prejudicial Interest in minute 54, 54-56 Upperton Road, Eastbourne (ID 190626), as the developer for the application was known to her. Councillor Lamb withdrew from the room whilst the application was considered and did not vote thereon.

### **52 Urgent items of business.**

There were none.

### **53 Right to address the meeting/order of business.**

The business of the meeting proceeded in accordance with the agenda.

**54 54-56 Upperton Road. Application ID: 190626**

Outline application for residential development of land for up to 29 flats requesting consideration of access and scale – **UPPERTON**.

Having declared a prejudicial interest, Councillor Lamb was absent from the room during discussion and voting on this item.

The Committee discussed the application and felt that the increase in the number of flats previously approved from 12 to 29 was of concern and that the design could be improved.

Officers clarified that this was an outline application to consider access and scale. Matters concerning appearance, landscaping and layout would be brought to a subsequent committee meeting as a reserved matters application. The Committee's concerns regarding the quality of design would be forwarded to the applicant.

Councillor Taylor proposed a motion to refuse outline planning permission on grounds of overdevelopment and the impact on residents. This motion was not seconded.

Councillor Murray proposed a motion to grant outline planning permission (scale and access), subject to conditions and S106 to secure affordable housing and local labour; this was seconded by Councillor Miah.

**Resolved (by 6 votes for** (Councillors Choudhury, Murray, Diplock, Metcalfe MBE, Miah and Vaughan) **and 1 against** (Councillor Taylor) that outline planning permission be approved as set out in the report.

**55 Marshalls Yard, Winchelsea Road. Application ID: 190312**

Outline application (all matters reserved) for the demolition of the existing buildings and creation of 9 residential dwellings (revised description) – **DEVONSHIRE**.

The Committee discussed the application and felt that it would be an improvement to the area, but raised concern regarding parking during peak periods. The Committee were informed that East Sussex County Council, Highways, had no objection in principle to the application and that Condition 8 of the officer's report, requires a Construction Management Plan to ensure no on-street parking occurs during the demolition and construction phase of the scheme.

Councillor Taylor proposed a motion to grant outline planning permission; this was seconded by Councillor Miah.

**Resolved (unanimously)** that outline planning permission be approved as set out in the report.

**56 Wood's Cottages, Langney Rise. Application ID: 190339**

Planning permission for redevelopment of site to form 35 dwellings, formed of 1 one bedroom flat, 10 two bedroom flats, 19 three bedroom houses, 5 four bedroom houses – **LANGNEY**.

The Committee were informed that the applicant had submitted further details in response to a request from ESCC concerning the vehicular access to the site. Details included: increasing the width of the access, undertaking a Swept Path Analysis of vehicle movements, redirecting the footpath away from the turning head, infilling the large pond and excavation of the attenuation pond.

Mr Keith Woods, local resident, addressed the Committee in objection to the application, specifically regarding the access. He said the existing access road will not cope with an additional 35 dwellings and he referred to the access issues incurred by refuse and emergency vehicles. He disputed the number of car trips provided in the transport statement stating that it was much greater.

Donna St. Clare, local resident, addressed the Committee in objection to the access road and number of houses proposed. She raised concern regarding parking and pedestrian safety and said the access road would be better suited along the eastside of the development (by the dry pond) where the road is wider. She urged the Committee to re-consider the access road.

Mr Manas Chadha, applicant, was present, but chose not to speak.

The Committee discussed the application and felt there would be benefits. However, concern was raised regarding impact on residents, safety and depth of the pond, and the width and location of the access road. The Committee also felt that the process was out of order and if the application was approved, traffic matters should be dealt with first, rather than afterwards as part of the traffic regulation order.

The Committee were informed that the development was within guidelines for National Planning Policy and that East Sussex County Council Highways were satisfied with the scheme, subject to a traffic regulation order (included in the Section 106 Agreement), for which a consultation will be undertaken. Concerns raised by Sussex Police regarding security, will be covered by condition that meets the Secure by Design Standards.

Councillor Taylor proposed a motion to defer the application. This was seconded by Councillor Metcalfe MBE.

**Resolved (unanimously)** that permission be deferred for the following reason:

That the application is deferred to officers to seek amendments regarding the access, prior to being brought back to the Committee.

**57 Westgate Motors, Stansted Road. Application ID: 190256**

Outline application (all matters reserved) for the demolition of the existing garage facility and erection of residential accommodation comprising 6 single family dwellings (revised description) – **DEVONSHIRE**.

The Committee discussed the position of the dwellings and felt that they should be angled as per plan B of the officers presentation, to reduce overlooking and increase the site line.

Councillor Taylor proposed a motion to grant outline planning permission; this was seconded by Councillor Metcalfe MBE.

**Resolved (unanimously)** that outline planning permission be approved as set out in the report.

**58 Westlords Pavilion, Westlords. Application ID: 190645**

Planning permission for the installation of a single storey building for use as a community hall, changing rooms and storage for Westlords Playing Field – **RATTON**.

Councillor Belsey, applicant, addressed the Committee (from the public gallery) in support of the application. He said there were no community facilities available in Ratton since the previous building had been destroyed, and a new and updated building would provide much needed local facilities. The temporary modular building would provide changing facilities, toilets and double classroom for activities associated with recreational sports.

Councillors queried the temporary nature of the building. The Committee were advised that, as per Condition 2 of the officer's report, consent shall be limited to 2 years and would either need to be extended or the building removed at the end of 2 years.

The Committee considered this scheme was acceptable and would benefit the community.

Councillor Miah proposed a motion to approve the application; this was seconded by Councillor Taylor.

**Resolved (unanimously)** that permission be approved as set out in the report.

The meeting ended at 7.27 pm

Councillor Jim Murray (Chair)