



Working in Partnership



## **Planning Applications Committee**

**Minutes of the remote meeting held (via Microsoft Teams) on 10 June 2020 at 5.00pm**

### **Present:**

Councillor Sharon Davy (Chair)

Councillors Steve Saunders (Deputy-Chair), Graham Amy, Lynda Duhigg, Tom Jones, Christoph von Kurthy, Sean MacLeod (Minute No 130 to 135 and Minute No 137 to 139), Imogen Makepeace and Laurence O'Connor

### **Officers in attendance:**

Andrew Hill (Senior Specialist Advisor, Planning)  
Jennifer Norman (Committee Officer, Democratic Services)  
Leigh Palmer (Interim Head of Planning)  
Peter Sharp (Head of Regeneration)  
Joanne Stone (Solicitor, Planning)  
Sara Taylor (Regeneration Officer)

### **130 Introductions**

The Chair introduced members of the Committee via roll call, and those officers present during the remote meeting.

### **131 Apologies for absence/Declaration of substitute members**

Apologies for absence had been received from Councillors Sylvia Lord and Nicola Papanicolaou.

### **132 Declarations of interest**

Councillor MacLeod declared a predetermination in relation to agenda item 8 (planning application LW/19/0513).

### **133 Minutes**

The minutes of the meeting held on 29 May 2020 were submitted and approved, and the Chair was authorised to sign them as a correct record.

### **134 Petitions**

There were none.

**135 Written questions from councillors**

There were none.

**136 LW/19/0513 - 11 Station Road, Denton, Newhaven, East Sussex, BN9 0NH**

A written representation against the proposal was read aloud by the Committee Officer on behalf of Mr Myron and Mrs Maureen Tlumak. Written representations for the proposal were read aloud by the Committee Officer on behalf of Mr Scott Currie (Architect) and Mr Carl Goddard.

Resolved:

That planning application LW/19/0513 for refurbishment of existing building to provide 2 x 1 bedroom flats and additional new build to provide 3 x 2 bedroom flats (AMENDED SCHEME - Increased set back from western boundary, revisions to window arrangements, additional screening) be refused for the following reasons:

- 1) Overdevelopment of the site;
- 2) Overbearing;
- 3) Street scene; and
- 4) Highways.

*(Councillor MacLeod declared a predetermination in relation to the application. He therefore left the meeting for this item and did not take part in the consideration, discussion and voting thereon.)*

**137 LW/19/0857 - 3 Bramber Avenue, Peacehaven, East Sussex, BN10 8LR**

A written representation against the proposal was read aloud by the Committee Officer on behalf of Ms Tracey Loughrey-Hill. Written representations for the proposal were read aloud by the Committee Officer on behalf of Mr Simon Bareham (Agent) and Ms Hannah Chatfield.

Resolved:

That planning application LW/19/0857 for Section 73A retrospective application for the conversion from HMO and manager's flat to 18 self-contained flats (including manager's flat) be approved, subject to the conditions set out in the report and supplementary report, and amendment to condition 1 to include details of a smoking shelter that respects the healthy outside enjoyment of the neighbouring household.

**138 Newhaven Local Employment and Training Technical Guidance Note**

The Committee considered the report which detailed the proposed Newhaven Local Employment and Training Technical Guidance Note (TGN).

The Head of Regeneration summarised the contents of the report. He highlighted that the TGN was a pilot programme to assist in securing local labour agreements as part of development proposals in Newhaven, and that the TGN enabled training and employment initiatives at both the construction and operational stages of development.

The Head of Regeneration further highlighted that the purpose of the TGN was to assist in maximising the benefits of development, particularly larger development proposals that come forward in the Newhaven area, as Newhaven was a focus of regeneration for Lewes District.

The Committee emphasised the importance of the TGN being specifically tailored to the Newhaven area and other local areas throughout Lewes District, not copying that of initial pilot programme of Eastbourne Borough or other local authorities, but acknowledging that Officers should take Best Practice examples of what has worked elsewhere. It further emphasised its support of small, local businesses, as well as employing local people where possible.

The Committee expressed its gratitude to Officers for the inclusion of the provision that candidates who complete a pre-employment training programme would be guaranteed an interview by the prospective employer associated with the development. The Committee requested that Armed Forces be included in any such programmes to support ex-service personnel.

The Committee queried whether or not Newhaven Town Council would lose CIL (Community Infrastructure Levy) fees as a result of the pilot programme. Officers responded that despite Eastbourne Borough not being permitted to collect CIL fees for flats during its TGN pilot programme, local authorities within Lewes District would not lose CIL fees as a result of the programme.

The Committee sought clarification on details surrounding the stakeholders as mentioned in the report. Officers clarified that the stakeholders who were consulted included the Newhaven Enterprise Zone Employment and Skills Task Group, which comprised of a variety of representatives within Lewes District. Representatives included officers from the Job Centre Plus in Newhaven, the East Sussex College Group as a local FE College, Sussex Community Development Association and East Sussex County Council. Newhaven Town Council, the Chamber of Commerce and a social housing provider were also consulted on an informal basis.

The Committee enquired whether areas just outside the Newhaven boundary could be included in the TGN. Officers explained that the proposed TGN covered development sites within Newhaven wards only, but that did not preclude a resident outside of the Newhaven boundaries gaining employment within the areas covered by the TGN.

The Committee queried how long Officers anticipated the pilot scheme to be in place before the effectiveness could be measured before being rolled out to other areas within Lewes District, and requested that Officers provide further

briefings as to the progress of the pilot programme. Officers agreed to provide local employment and training progress updates at future meetings of the Committee.

The Committee enquired as to whether the pilot programme could be applied retrospectively to previously approved planning applications within Lewes District. The Council's Solicitor explained that it was not possible to retrospectively apply standards of the pilot programme to applications which had already been granted planning permission.

The Committee queried whether it would be possible to retrospectively impose employment conditions of the pilot programme to planning applications which had already been granted planning permission, yet sought amendments to the original applications. The Council's Solicitor clarified that the Council would not impose additional s.106 requirements following a section 73 application to vary planning permission as a matter of law, the principle of development had already been established. A TGN and employment training plan could only be required in connection with new planning applications received following the implementation of the pilot programme.

The Committee thanked Officers for all of their hard work in bringing the pilot programme forward and the consideration given to various communities within Lewes District, including the Armed Forces and those furthest from the jobs market. It further expressed its support of increasing the skill sets of local people and ensuring residents of Lewes District continue to benefit in the future from the programme.

Resolved:

- 1) That the Committee endorse the Newhaven Local Employment and Training Technical Guidance Note (TGN), as set out in Appendix 1 and subject to:
  - a) Local employment and training progress updates as and when appropriate to the Planning Applications Committee
  - b) A review of the CIL and local employment and training monitoring fees to be undertaken during the Local Plan Review to ensure monies requested from developers do not deter development in Newhaven; and
- 2) That Cabinet be recommended to adopt the Newhaven Local Employment and Training Technical Guidance Note (TGN) in accordance with Resolution 1 a) and b) and as set out in Appendix 1.

**139 Date of next meeting**

Resolved:

That the next meeting of the Planning Applications Committee which is scheduled to commence at 5:00pm on Wednesday, 1 July 2020 in a virtual capacity, via Microsoft Teams, and in accordance with section 78 of the Coronavirus Act 2020 and section 13 of the related regulations, be noted.

The meeting ended at 7.43pm.

Councillor Sharon Davy (Chair)