

## **Planning Committee**

**Minutes of meeting held in Remote meeting (via Microsoft Teams) on 20 October 2020 at 6.00 pm.**

### **Present:**

Councillor Jim Murray (Chair).

Councillors Peter Diplock (Deputy-Chair), Jane Lamb, Robin Maxted, Md. Harun Miah, Colin Murdoch, Barry Taylor and Candy Vaughan.

### **Officers in attendance:**

Neil Collins (Specialist Advisor for Planning), Helen Monaghan (Lawyer, Planning), Leigh Palmer (Interim Head of Planning), and Emily Horne, Committee Officer and Jennifer Norman, Committee Officer.

### **Also in attendance:**

Councillor Robert Smart, Ward Member for Meads.

### **19 Welcome and Introductions**

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

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

There were none.

### **21 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.**

There were none.

### **22 Minutes of the meeting held on 25 August 2020**

The minutes of the meeting held on 25 August 2020 were submitted and approved as a correct record, and the Chair was authorised to sign them.

### **23 Urgent items of business.**

There were none.

### **24 183 Langney Road. ID: 200402**

Planning permission for the clearance of site and construction of 7 x 1 bed

maisonettes, 4 x 2 bed maisonettes and 1 x studio flat (12 units in total) – **DEVONSHIRE.**

The Committee was advised by way of an addendum report that revised drawings had been received showing amendments primarily to the front elevation.

The Committee sought clarification on the arrangements of the bin and cycle storage and was informed that both were accessed independently. Members were of a mixed view on the design of the building. They raised concerns regarding the lack of a lift, amenity space and parking, but supported the sustainability and space afforded to each unit.

A Member asked if a condition could be imposed for the provision of a dropped curb and white lines on the road. The Interim Head of Planning confirmed that highways matters were the responsibility of East Sussex County Council and that the Committee's suggestion would be conveyed to them.

Councillor Diplock proposed a motion to approve application in line with the officers' recommendation. This was seconded by Councillor Miah and was carried.

**RESOLVED (by 7 votes to 1 against):** That permission be approved, subject to a S106 legal agreement securing affordable housing; local employment training and the remaining conditions set out in the report.

**25 Eastbourne District General Hospital, Kings Drive. ID: 200179**

Planning permission for new three storey modular building to accommodate clinical wards (105 beds in a combination of single, twin, three and four bedrooms – **RATTON.**

The Interim Head of Planning explained the purpose of the temporary structure was to serve as clinical space for current pandemic and decant bed space pursuant to an application for a new hospital.

The Committee welcomed the application, stating the wards are of good quality and would provide greater privacy.

Councillor Murdoch proposed a motion to approve the application. This was seconded by Councillor Maxted.

**RESOLVED (Unanimous):** That planning permission be approved subject to a S106 legal agreement to cover the payment of the monitoring fees pursuant to the Local Labour Agreement and the conditions set out in the report.

**26 Esperance Private Hospital, Hartington Place. ID: 200565**

Planning permission for the conversion of existing hospital buildings to create 48 residential units with associated external alterations, parking and

landscaping – **MEADS**.

The Committee was advised by way of an addendum report, that amended plans had been received to reduce the number of 1 bed flats and increase the number of 2 bed flats.

A written representation supporting the proposal was read aloud by the Interim Head of Planning on behalf of Mr Ben Daines of ECE Planning, agent for the application. The speech highlighted the need for a varied mix of housing accommodation in a sustainable location.

A written representation against the proposal was read aloud by the Interim Head of Planning on behalf of Mr Denis Scard Chair of the Meads Community Association. The speech raised a number of issues regarding overdevelopment, lack of affordable housing and parking. In response to the revised scheme the Meads Community Association (MCA) maintained its opposition to the application and requested the decision was deferred for larger family size units.

Councillor Smart, Ward Member, addressed the Committee. He stated that he did not oppose the change of use or principle of residential development, but a mix of bigger units was needed. He raised concerns regarding lack of parking and overdevelopment and agreed with the MCA that the application should be deferred.

In discussing the application, Members were of a mixed view; they welcomed the development of residential use, retention of gardens, design and revised mix of bedrooms, but were disappointed at the lack of affordable housing and that the units only just complied with the minimum space standards.

One member questioned the gain in 2 bed 2 person units and requested the application be deferred for negotiations to increase the size of the 1 and 2 bed units. The Specialist Advisor explained although the floor space remained the same, the arrangements between units and the internal arrangement of some units had changed. He further added that whilst it would be beneficial to provide more spacious units, some of the 1 bed 1 person units would be large enough for double occupancy and met with national space standards. Satisfied with officer's explanation, the Councillor withdrew the request for the application to be deferred.

One member sought clarification on the context of an abandoned building and vacant building credit. The Specialist Advisor explained that he did not believe the building had been abandoned, partly due to amount of time it had been vacant. Furthermore, if vacant building credit was applied, it would remove the requirement for affordable housing.

For clarity of the report, the Lawyer advised the officer's recommendation for a S106 legal agreement would not include affordable housing because of the vacant building credit applied to the development.

Councillor Taylor proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Miah.

**RESOLVED (Unanimous):** That Planning permission be granted, subject to a Section 106 legal agreement and the conditions set out in the report.

**27 Land adjacent to Southfields Court, Southfields Road. ID: 200323**

Planning permission for the construction of 19no apartments in a five-storey building and associated external and enabling works - **UPPERTON**.

The Committee welcomed the development, stating it would provide much needed accommodation and commended the design and its energy efficiency.

Members questioned the turning capacity for vehicles within the site and the potential for onsite flooding. The Specialist Advisor explained that cars would be able to reverse backwards and turn out of the site. In order to overcome concerns regarding surface water disposal, the site would be raised and the proposal would incorporate an on-site SUDs scheme.

Councillor Maxted proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Lamb.

**RESOLVED (Unanimous):** That Planning permission be granted, subject to a Section 106 Legal Agreement to cover affordable housing and local labour agreement a travel plan, and the conditions set out in the report.

Councillor Miah lost internet connection during the discussion and was therefore excluded from taking part in the voting of this application.

**28 Date of Next Meeting**

Resolved:

That the next meeting of the Planning Applications Committee which is scheduled to commence at 6:00pm on Tuesday, 24 November 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 7.56 pm

Councillor Jim Murray (Chair)