

## **Planning Committee**

**Minutes of meeting held remotely on 24 November 2020 at 6.00 pm.**

**Present:**

Councillor Jim Murray (Chair).

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

**Officers in attendance:**

Helen Monaghan (Lawyer, Planning), Leigh Palmer (Interim Head of Planning), James Smith (Specialist Advisor for Planning) and Neil Collins (Specialist Advisor - Planning).

**Also in attendance:** none

**29 Welcome and Introductions**

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

**30 Apologies for absence and notification of substitute members**

Apologies were received from Councillor Md. Miah and Councillor Choudhury was confirmed as a substitute.

**31 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 Peter Diplock declared a personal interest in item 7 on the agenda - Land at Friday Street Farm, Stone Cross, as he had a relative who lived on Friday Street.

**32 Minutes of the meeting held on 20 October 2020**

The minutes of the meeting held on 20 October 2020 were submitted and approved as a correct record, and the Chair was authorised to sign them.

**33 Urgent items of business.**

There were none.

**34 Land at Bay View Holiday Park, Old Martello Road. ID: 200180**

Proposed siting of 71 static holiday caravans in lieu of 94 touring caravans and re-layout of the park (resulting in 91 static holiday caravans in total) together with environmental improvements. A Joint authority application with Wealden District Council. **SOVEREIGN**

The Committee was advised that Wealden District Council had resolved to grant permission to the proportion of the application that fell within its boundary.

Members expressed concerns over the period of occupancy (11 months) and the potential impact on local tourism through a loss of available touring caravan spaces. Although some reduction in towed caravans could result in a reduced impact on roads in the area, a better balance was needed.

Councillor Lamb proposed a motion to defer the application and request that planning officers enter into discussion with the applicant and renegotiate a reduction in the period of occupation (from 11 months) and a better mix of units on the site. This was seconded by Councillor Maxted and carried.

**RESOLVED** (Unanimous) that:

- 1) The application be deferred to enable further discussion with the applicant to be held on the period of occupancy in the static units and the mix between touring/camping and permanent units, and be brought back to the Committee for determination.

### **35 Land at Friday Street Farm, Stone Cross. ID: 190706**

Outline application (Matter for approval: Access) for proposed new access from Pennine Way to serve development of Land at Friday Street Farm, for up to 250 residential dwellings (35% affordable), with associated car parking, together with the introduction of new access point from Pennine Way, and creation of a network of roads, footways, and cycleways throughout the site; and the provision of 1.6ha of public open space, further children's play areas, allotments, sustainable urban drainage systems, and landscape buffers on the site. **LANGNEY**

The Chair, reminded the Committee that the its discussion and decision-making should focus only on the access onto site, as the remainder of the development site was within Wealden District area, and had been granted subject to the access being secured.

The Interim Head of Planning advised that the addendum to the agenda summarised the off-site highways works which were required by East Sussex County Council (ESCC) Highways prior to commencement of the wider works at the site, in order to offset the harm caused by traffic as a result of the development of up to 250 units. He added that, until there was assurance that those measures were delivered, there remained concerns. The Committee was advised that a legal agreement providing controls and assurances over the off-site mitigation measures would need to be negotiated prior to any decision.

A written representation supporting the proposal was read aloud by the Interim Head of Planning on behalf of Mr Stuart Wilson of JNP Consulting Engineers (Agent).

Councillor Shuttleworth, Langney Ward Member, addressed the Committee and spoke on behalf of Langney residents who had raised concerns over the development and over delivery of the mitigation works.

Members expressed concerns over the uncertainty of the funding available for the mitigating works proposed by ESCC and the associated harm from the increase in traffic movements.

The Chair, Councillor Murry, proposed a motion to defer the application to allow planning officers to secure the necessary legal agreements to provide assurances over mitigating works requested by ESCC. This was seconded by Councillor Taylor.

**RESOLVED** (Unanimous) that:

- 1) The application be deferred to allow the Planning Service to enter discussion with Wealden District Council and East Sussex County Council to secure section 106 and 278 agreements; and
- 2) Following discussions, the application be brought back to the Planning Committee for further consideration.

**36 Mansion (Lions) Hotel, 32-35 Grand Parade. ID: 200280**

Conversion of rear part of hotel at 15-21 Hartington Place to 21N° two-bedroom flats. **MEADS**

The Interim Head of Planning confirmed that this was a change of application and had been necessitated by the lack of funds now available to the applicant.

The Chair, Councillor Murry, proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Diplock.

**RESOLVED** (by majority of 7-1) that:

- (1) Planning permission be granted subject to the conditions set out in the report.

Councillor Taylor requested that his vote against approval of Planning permission be recorded.

**37 The Cottage, 2 Wharf Road. ID: 200260**

Demolition of existing buildings and erection of block of nine self-contained

flats over three storeys. **UPPERTON**

The Senior Planning Specialist Adviser addressed points raised during the consultation period.

There was a mix of views over the character of the proposed design, although it was generally accepted that the development would provide a necessary mix of housing in the area. Members expressed concern over a lack of disabled parking and a loss of trees. The Senior Planning Specialist Adviser explained that, should there be a change of occupation and a necessity in the future, disabled parking could be applied for through East Sussex County Council. It was further explained that there were no mature, substantial trees in the area and landscaping was included in the design, with an appropriate level of trees agreed by condition.

Members referred to the roof edge of the building design and expressed concern that the current design was not in keeping with the character of the area.

Councillor Maxted proposed a motion to approve the application in line with the officer's recommendation and an additional condition that allowed planning officers to address the design of the roof edge. This was seconded by Councillor Diplock.

**RESOLVED** (Unanimous) that:

- 1) Planning permission be granted, subject to the conditions set out in the report; and
- 2) Planning officers discuss other options available for the roof design, with the applicant, to include an overhang.

The meeting ended at 7.50 pm

Councillor Jim Murray (Chair)