

## **Planning Committee**

**Minutes of meeting held remotely on 20 April 2021 at 6.00 pm.**

**Present:**

Councillor Jim Murray (Chair).

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

**Officers in attendance:**

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

**70 Welcome and Introductions**

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

A short period of silence was held in memory of His Royal Highness, The Prince Philip, Duke of Edinburgh who passed away on Friday, 9<sup>th</sup> April 2021.

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

Apologies for absence had been received from Councillor Colin Murdoch. Councillor Paul Metcalfe MBE confirmed he was acting as substitute for Councillor Colin Murdoch.

**72 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.

**73 Minutes of the meeting held on 23 March 2021**

The minutes of the meeting held on 23 March 2021 were submitted and approved as a correct record, and the Chair was authorised to sign them.

**74 Urgent items of business.**

There were none.

**75 Gate Court Dairy, Waterworks Road. ID: 200742**

Outline Planning Application (Access, Appearance, Layout and Scale) for the redevelopment of site to form 60N° flats, consisting of 3N° three bedroom flats, 29N° two bedroom flats and 28N° one bedroom flats  
– **DEVONSHIRE.**

The Committee was advised by way of an addendum report of two additional representations that had been received, an additional condition at paragraph 10.21 for the provision of electric charging points and the inclusion of Car Club contributions to be added to the S106 agreement.

A typographical error was noted at Condition No.10.15, page 25 of the report. Replace the words 'flood warming' with 'flood warning'.

The Committee were reminded that the details for consideration were: access, layout, scale and appearance. If consent was granted, a Reserved Matters application would be brought to the committee for additional consideration and would involve: landscaping, construction and environmental management, drainage, sustainability, land contamination investigation / remediation and travel plan.

In discussing the application the Committee felt it was in keeping with the surrounding area and was good use of a brownfield site. Concerns were raised regarding flood risks, sewage and drainage, infrastructure and parking.

Officers advised the Committee the Council had consulted with the Environment Agency regarding the flood risks and they had raised no objection subject to the conditions set out in the officers report. It was noted that a flood risk assessment and an evacuation plan were required for an application in a flood risk zone. Sewage and drainage matters would be considered under reserved matters in consultation with East Sussex County Council and Southern Water. Whilst the scheme was too small for an infrastructure report it would be monitored by East Sussex County Council and unallocated parking arrangements would be secured as part of the S106 agreement.

Councillor Vaughan proposed a motion to approve the application in line with the officers' recommendation, the provision of electric charging points and the inclusion of Car Club contributions to be added to the S106 agreement as referred to in the Addendum. This was seconded by Councillor Metcalfe and was carried.

**RESOLVED: (Unanimously)** that outline planning permission be granted, with all matters reserved for the redevelopment of site to form 60 flats subject to a S106 legal agreement securing affordable housing, a local labour agreement and to secure unallocated on-site parking provision, a S278 agreement for off-site highway works, the remaining conditions set out in the report and the inclusion of Car Club contributions as a Head of Term to be added to the S106 agreement as referred to in the Addendum.

The meeting ended at 6.46 pm

Councillor Jim Murray (Chair)