

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 30 May 2022 at 6.00 pm.

Present:

Councillor Peter Diplock (Deputy-Chair).

Councillors Penny di Cara, Choudhury, Robin Maxted, Barry Taylor, Md. Harun Miah, Colin Murdoch and Candy Vaughan.

Officers in attendance:

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

1 Welcome and Introductions

Members of the Committee and Officers present introduced themselves to all those who were present during the meeting.

2 Apologies for absence and notification of substitute members

Apologies had been received from Councillors Lamb, Morris and Murray. Councillor di Cara confirmed that she was acting as substitute for Councillor Lamb. Councillor Choudhury confirmed that he was acting as substitute for Councillor Morris, and Councillor Maxted confirmed that he was acting as substitute for Councillor Murray.

3 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.

None.

4 Minutes of the meeting held on 19 April 2022

The minutes of the meeting held on 19 April 2022 were submitted and approved as a correct record, and the Chair was authorised to sign them.

5 Urgent items of business.

There were no urgent items. An officer addendum, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

6 The Tiled House, Chesterfield Road. ID: 211032

Demolition of existing dwelling and erection of 4no. bedroom single storey detached dwelling – **MEADS**

The Senior Specialist Advisor (Planning) presented the report. The application was brought back to committee following receipt of amended drawings concerning the neighbouring land, to determine if an alternative decision would have been made had this information been available when the application was reported to the Planning Committee in March 2022.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

The Chair exercised his discretion in allowing additional speakers to speak for and against the application, whilst giving equal speaking time to both sides to ensure natural justice.

Bob Lindsey (Neighbour) and Mr Dennis Scard (Chair of Meads Community Association) spoke in objection to the application. Mrs Naomi Timlin (Applicant) and Mr Alex Peacock (Architect) spoke in support of the application. Councillor Smart, Ward Councillor, addressed the Committee in objection to the application.

The Committee raised concerns regarding visual impact, over development and impact on the neighbouring property.

Councillor Taylor proposed a motion against the officer's recommendation to refuse the application. This was seconded by Councillor Murdoch and was carried.

RESOLVED: by (5 votes to 2 against and 1 abstention) that planning permission be refused on the grounds of visual impact and impact on the street scene.

7 Moira House School, Upper Carlisle Road. ID: 220014

Partial demolition and change of use of vacant private school to C3 (residential) to enable conversion of Moira House, Boston House, and Dunn House to 33 apartments and 2 houses. Associated excavation to facilitate construction of covered parking area. Erection of 17 new family houses, along with dedicated parking for houses and associated landscaping, communal amenity space and play space – **MEADS**.

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that no visibility evidence had been received following completion of the officer's report.

The Chair exercised his discretion in allowing an additional speaker to speak

for the application. No requests were received to speak against the application.

Mr Dennis Scard (Chair of Meads Community Association) and Mr James Taylor (Applicant) spoke in support of the application. Councillor Smart, Ward Councillor, addressed the Committee in support of the application.

The Committee welcomed the proposal and the collaborative approach between the developer, residents and the Meads Community Association.

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

RESOLVED: (unanimously) that Planning permission be approved, and to delegate the Head of Planning to fully evaluate the independent review of the submitted Financial Viability Assessment by the Council's elected consultants and to finalise the schedule of conditions; on the provision that these issues are concluded favourably, the Head of Planning to issue a Section 106 agreement to secure a local labour agreement, alterations to square off the junction of Carlisle Road with Upper Carlisle Road and to include dropped kerbs and tactile paving, improvements to pedestrian and bus stop facilities, travel Plan and audit fee of £4,500, as set out in the officer's report.

8 36 Broomfield Street. ID: 220236

Outline planning permission (Access, Appearance, Layout and Scale) for demolition of existing garage block and erection of 2x semi-detached 3bedroom dwellings, 2x semi-detached 2 bedroom dwellings and 3x detached 3 bedroom dwellings together with parking, garages and new site access road - **OLD TOWN.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of information received concerning the rights of access to the site and surrounding properties.

Mr James Whelan (Neighbour) addressed the Committee in objection to the application.

The Committee raised concerns regarding the reduction in width of the access.

Councillor Maxted proposed a motion against the officer's recommendation to refuse the application. This was seconded by Councillor Taylor and was carried.

RESOLVED: (unanimously) that Planning permission be refused on the grounds that the development would by reason of the access arrangements prejudice the safety of highway users contrary to adopted policy.

9 19 Sancroft Road. ID: 210845

Demolition of existing dwelling and erection of 2no.3 bed semi-detached dwellings - **OLD TOWN.**

The Senior Specialist Advisor (Planning) presented the report

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Mr Andy Thurman (Neighbour) addressed the Committee in objection to the application.

The Committee was of a mixed opinion. A few members raised concerns regarding parking, out of keeping, unnecessary demolition of a single house to create two homes. Other members supported the design of the development and welcomed the proposal for two energy efficient family homes, instead of one.

Councillor Maxted proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Vaughan. The motion was lost, with the Chair using his casting vote.

Councillor Diplock proposed a motion against the officer's recommendation to refuse the application. This was seconded by Councillor Murdoch and was carried.

RESOLVED: by (5 votes to 3 against) that Planning permission be refused on the grounds that the proposal due to the footprint, mass and quantum of the dwellings provided represents a cramped form of development. It would appear overly prominent and overbearing in the street scene and would introduce an unacceptable sense of terracing and would disrupt the special characteristics of the street. The development would therefore conflict with saved policies UHT1, UHT2 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10a of the Eastbourne Core Strategy and paras 128 and 130 of the NPPF. Insufficient information has been submitted to demonstrate that the proposal would be a sustainable form of development, contrary to adopted policy D1 of the Eastbourne Core Strategy and para. 11 and 152 of the NPPF and the Council's Sustainable Building Design SPD, 2013.

10 49 Philips Avenue. ID: 220265

Conversion of loft space to include hip to gable roof extension, rear dormer and roof light to front elevation - **ST ANTHONYS.**

The Senior Specialist Advisor (Planning) presented the report

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

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

RESOLVED: (unanimously) that Planning permission be approved subject to the conditions set out in the officer's report.

11 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 27 June 2022.

The meeting ended at 8.24 pm

Councillor