

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 20 August 2024 at 6.00 pm.

Present:

Councillor Hugh Parker (Chair).

Councillors Amanda Morris (Deputy-Chair), Andy Collins, Jane Lamb, Teri Sayers-Cooper and Penny di Cara (as substitute for Nick Ansell).

Officers in attendance:

Helen Monaghan (Lawyer, Planning), Neil Collins (Head of Development Management) and Sarah Lawrence (Committee Team Manager).

12 Introductions

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

13 Apologies for absence and notification of substitute members

Apologies had been received from Councillors Ansell, Mayes and Vaughan. Councillor di Cara was in attendance substituting for Councillor Ansell.

14 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.

No declarations of interest were made at the meeting.

15 Urgent items of business.

There were no urgent items.

16 Minutes of the meeting held on 23 July 2024

The minutes of the meeting held on 23 July 2024 were approved as a correct record, and signed by the Chair.

17 Right to address the meeting/order of business.

The Chair outlined the speakers who had registered to speak in relation to agenda items 8, 9 and 11. As there were no public speakers in relation to agenda Item 10 (Land to the Rear of Durham Court), this was moved to the end of the agenda.

18 Officer Update

A supplementary report 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).

19 Site 1 off Martinique Way, Martinique Way. ID: 230847

Erection of an extra-care retirement community (Use Class C2), comprising 128 no. apartments for older people, ancillary facilities and services including an ancillary restaurant/bar and community meeting/activity space, soft and hard landscaping, parking, access and other associated works – SOVEREIGN

The Head of Development Management presented the report, and highlighted the changes to the application since it was last considered by the Committee in March.

The Committee was advised by way of the Addendum that 46 additional representations had been received following completion of the Committee Report, together with a petition of 969 signatures objecting to the application, but these did not raise any material matters not already addressed in the report. The addendum also set out a recommended amendment to the landscaping condition, and three additional conditions relating to play equipment, lighting strategy, and local marketing of units.

Frances Lawrence (Chair of the Sovereign Harbour Residents Association) spoke in objection to the application. Russell Jewell (Representative of the applicant and CEO of Martinique Way Village Ltd) spoke in support of the application. Councillor Shore, Ward Councillor, addressed the Committee in opposition to the application.

Cllr Sayers-Cooper proposed the officer's recommendation as set down in the report and addendum and this was seconded by Councillor Parker. This was put to a vote and lost by 2 votes for to 4 votes against.

Councillor Lamb put forward a proposal to defer the application in order for the Head of Development to seek a reduction in the scale of the building and reduction in the number of units, and in the event that this could not be achieved, that the application be refused for the reason of scale, mass, and visual amenity. This proposal was seconded by Councillor Parker and was put to a vote and carried.

RESOLVED: by (5 votes for, 0 against, with 1 abstention): To defer the application in order for the Head of Development Management to negotiate with the applicant for the reduction in scale of the building and reduction in the number of units, and in the event that this cannot be achieved, that the Head of Development Management be authorised to refuse the application for the following reason:

Reason - The proposed development would by reason of scale, bulk, massing and appearance be incongruous with the established character of development within the vicinity and on the balance of material considerations the merits of the scheme would not weigh in favour of the proposal contrary to the requirements of policy D10A (design) of the Eastbourne Core Strategy 2013, saved policy UHT1 (design of new development) of the Eastbourne Borough Plan 2003 and paragraph 135 and the National Planning Policy Framework.

20 Land South of Cross Levels Way. ID: 230800

Construction and operation of a solar photovoltaic farm with battery energy storage and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks, landscaping, and safeguarding of land for potential pedestrian/cycle link - UPPERTON and ST ANTHONYS

The Head of Development Management presented the report.

The Committee was advised by way of the addendum that one additional representation had been received that questioned the 'financial and heritage benefit' for the town, but this was not a material planning consideration.

A further condition was recommended in the addendum, in the event that the solar panels becoming inoperative, to require removal of the equipment and reinstatement of the condition of the land.

Mr Compton (objector) spoke in opposition to the application. Beverley Rodbard-Hedderwick (Applicant) spoke in support of the application. Councillor Murray, as Lead Cabinet Member for Climate Change, spoke in favour of the application. To avoid any perception of influence on the decision, Councillor Murray withdrew from the meeting after speaking.

Councillor Morris put forward a proposal in line with the officer's recommendation and this is seconded by Councillor Collins. This was put to a vote and carried.

RESOLVED: (by 3 votes for, 2 votes against, 1 abstention) to delegate to Head of Development Management, to:

- a) Receive a copy of District Licence from NatureSpace;
 - b) Conclude remaining consultation process with Natural England regarding Habitats Regulations requirements;
 - c) Conclude consultation with the Council's Environment Protection officer;
 - d) Conclude consultation with the County Archaeologist following the outcome of trial trenching,
- and on the provision that no substantive objection is raised from these consultations, to:

grant planning permission subject to conditions set out in the officer report and addendum, including the imposition of any required mitigations.

21 Land at Wadhurst Close. ID: 240035

Proposed redevelopment of site comprising the demolition of existing 19no. garages and erection of 7no. two-bedroom dwellings with parking and landscaping (Amended Description) – HAMPDEN PARK

The Head of Development Management presented the report.

Councillor Swansborough, Ward Councillor, addressed the Committee in opposition to the application.

Councillor Collins proposed and Councillor Morris seconded the officer's recommendation to approve the application. This was put to a vote and carried.

RESOLVED: (by 5 votes for, 0 against, 1 abstention) that the application for planning permission be granted subject to the conditions in the Officer's report.

22 Land to the Rear of Durham Court, Rockhurst Drive. ID: 240166

Demolition of existing garages and erection of 2 no. two-bedroom dwellings and 2no three-bedroom dwellings along with associated landscaping and parking (amended scheme received 02 July 2024) – RATTON.

The Head of Development Management (HDM) presented the report.

Councillor Morris put forward a proposal in line with the officer's recommendation. This was seconded by Councillor Sayers-Cooper.

This was put to a vote and carried.

RESOLVED: (unanimously) that application for planning permission be granted subject to the conditions in the Officer's report.

23 Date of next meeting

To note the next meeting of the Planning Committee is scheduled to be held on Tuesday, 17 September 2024.

The meeting ended at 8.40 pm

Councillor Hugh Parker (Chair)