

Tuesday, 1 October 2013
at 6.00 pm



Planning Committee

Present:-

Members: Councillor Ungar (Chairman) Councillors Coles (as substitute for Hearn) Jenkins, Miah, Murdoch (as substitute for Liddiard) Murray, Stanley (as substitute for Harris) and Taylor

(Apologies for absence were reported from Councillors Liddiard, Harris and Hearn)

32 Minutes of the meeting held on 3 September 2013. Previously circulated.

The minutes of the meeting held on 3 September 2013 were submitted and approved and the Chairman was authorised to sign them as a correct record.

33 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 (please see note at end of agenda).

There were none.

34 34 Dillingburgh Road. Application ID 130500 (FP)

130500 (FP) - Land to the rear of 34 Dillingburgh Road - Erection of two-storey detached dwelling house with garage, crossover and dropped curb – **OLD TOWN**. Nine letters of objection had been received.

The relevant planning history for the site was detailed within the report.

The observations of Specialist Advisor – Arboriculture, Senior Transport Development Control Officer at East Sussex County Council and the Senior Planning and Policy Officer at Eastbourne Borough Council were detailed within the report.

NB: Councillor Taylor was no longer present for this item.

RESOLVED: (By 6 votes with 1 abstention) That permission be refused on the grounds that (1) That the proposed dwelling would be out of keeping with the established building pattern and that of the surrounding area and would comprise an alien and intrusive form of development, in an area characterised by semi-detached dwelling houses with deep rear gardens. As such the proposal would conflict with policies B2, C4 and D10A of the Core Strategy Local Plan, Saved Policy UHT1 of the Eastbourne Borough Plan and The National Planning Policy Framework.

(2) That the proposal would adversely affect the amenities of the occupiers of adjacent properties by reason of loss of privacy and overlooking or rear gardens. The proposal would therefore be contrary to B2 of the Core Strategy Local Plan and Saved Policy HO20 of the Eastbourne Borough Plan.

35 42 Wannock Road. Application ID 130516 (PPP)

130516 (PPP), 42 Wannock Road, Proposed Conversion and Extension of an Existing Single Storey Storage Building into a 1 Bedroom, 2 Storey Dwellinghouse – **Devonshire**. Two objections had been received.

The observations of Southern Water, Fire Brigade, Seaboard Energy, Building Control Manager, Environment Agency, County Archaeologist, Local Highway Manager, South East Water and Southern Gas Networks were detailed within the report.

NB: Councillor Taylor was no longer present for this item.

RESOLVED: (By 6 votes to 1) That permission be granted subject to the satisfactory completion of a Unilateral Undertaking in relation to an affordable housing contribution and the following conditions: 1) Time for commencement 2) Approved drawings 3) Access shown on the submitted plan to be stopped up and the kerb and footway reinstated 4) In accordance with the approved Flood Risk Assessment

36 72 Sancroft Road. Application ID 130404 (PPP)

130404 (PPP), 72 Sancroft Road - Erection of new dwelling adjacent to 72 - a replica version of 72 Sancroft Road with matching materials – **OLD TOWN**. 22 letters of objection had been received. Four further letters of objection had been received.

The Council's Arboriculturalist raised no objection subject to conditions requiring tree protection and landscaping.

Paul Honeyford, objector, addressed the committee stating that the proposals were contrary to Council Policy and would increase the driving dangers experienced on this road during the winter months.

Martin Catterick, objector, addressed the committee reiterating the previous speakers comments and stating that it would be an overdevelopment of the site with narrow parking entrance and no where for plant storage during any proposed build.

Riad Thomas, applicant, addressed the committee in response stating that the site was not a greenfield site, the building had been designed to be a copy of the surrounding properties and the removal of a parking space would increase the viewing aspects for drivers approaching the junction.

NB: Councillor Taylor was no longer present for this item.

RESOLVED: (Unanimous) That permission be refused on the grounds that 1) The proposed development is considered unacceptable by virtue of its excessive footprint and massing which would dominate this constrained corner site, requiring significant alterations to ground levels to facilitate the development. As such, it is considered that the proposal would be inappropriate, unsympathetic and would fail to harmonise with the character, appearance and development pattern of the local area contrary to Policies UHT1, UHT4 and HO6 of the Eastbourne Local Plan and Policies B1 and B2 of the Eastbourne Core Strategy and the National Planning Policy Framework. 2) The proposed development would significantly harm surrounding visual and environmental amenity of existing and future residents by virtue of its inappropriate and obtrusive siting resulting in the potential loss of existing trees, bushes and planting and the open nature of the garden on this sweeping corner on a prominent junction. As such, the proposal would be contrary to Policies H06 and HO20 of the Eastbourne Local Plan and Policy B2 of the Eastbourne Core Strategy. 3) The proposed development is considered unacceptable by virtue of its failure to provide sufficient off-street parking spaces for the proposed and existing houses which is likely to add to increased overnight on-street parking stress in the local area and highway safety concerns on a busy junction. As such, the proposal would be contrary to Policy TR11 of the Eastbourne Borough Local Plan and East Sussex County Council parking standards SPG. 4) It has not been demonstrated that the proposed development would address principles of sustainable development or meet the minimum requirement of Code Level 4 of the Code for Sustainable Homes. As such, it is considered that the proposal is unacceptable and fails to accord with Policy D1 of the Eastbourne Core Strategy and the requirements of the Sustainable Building Design Supplementary Planning Document. 5) It has not been demonstrated that the mandatory requirements of the Councils policy in respect of affordable housing cannot be met and therefore the proposal fails to comply with Policy D5 of the Eastbourne Core Strategy 2006-2027 and the Affordable Housing Implementation Technical Note 2013.

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations

37 Fisherman's Quay, Atlantic Drive. Application ID 130442

130442 - Atlantic Drive, Site 3, Land rear of 29 The Waterfront -

Proposed Fishing Quay comprising of buildings with storage and chiller Space and office accommodation to upper floors and separate Visitor Centre – **SOVEREIGN**. One letter of objection, two letters of concern and five letter of support had been received

The relevant planning history for the site was detailed within the report.

The observations of Southern Water and Sovereign Harbour Residents Association were detailed within the report.

Jan Weeks, Sovereign Harbour Residents Association, addressed the committee in support stating that the design was appropriate for the area and would provide security for the fishermen, extra employment and the purpose built structure would reduce the impact on residents.

Stephen Lloyd MP, addressed the committee in support of the application stating that the structure would improve the facilities for the fishing fleet in Eastbourne and would be a draw for residents and visitors alike.

RESOLVED: (Unanimous) That planning permission be granted subject to the following conditions: 1) Commencement of development within three years 2) Drawing Nos. of approved plans 3) Samples of all materials 4) Further details of building operations 5) Submission and approval of a Construction Environmental Management Plan 6) Submission and approval of a Construction Traffic Management Scheme 7) Programme of archaeological works 8) Site contamination 9) Drainage Strategy (surface water, use of SuDs and foul) 10) Lighting Strategy 11) Refuse and recycling details 12) Landscaping details 13) Boundary treatment details 14) Car parking spaces to be provided 15) Cycle parking 16) No building to be occupied until certificate has been issued certifying BREEAM rating of 'Very Good' 17) Method statement for handling unspecified contamination 18) Wheel washing facilities on site 19) Restriction of external noise levels 20) Hours of building operations 21) No burning of waste on site 22) Servicing details 23) In accordance with FRA 24) Details of all plant and machinery (e.g. air conditioning, refrigeration units, extraction system) including predicted noise levels 25) Construction access details and details of location and size of any temporary structures 26) Details of directional signage 27) Foundation design 28) Details of any temporary structures/hoardings 29) Finished floor levels and Details of any changes to site levels to be provided prior to commencement on site 30) Bird deterrent measures 31) Opening hours of Visitor Centre 7.00am to 10.00pm.

The proposed development will have no significant detrimental effect on the wider visual amenities of the locality, the highway network or residential amenity and therefore conforms with all relevant planning policies.

38 Gateway Christian Church, Frenchgate Road. Application ID 130515

130515 (PPP) - Gateway Christian Church, Frenchgate Road -

Demolition of existing buildings, removal of temporary buildings and sheds and the erection of a new church and community centre, including external works – **HAMPDEN PARK**. Seven letters of objection and 37 comments of support had been received.

The relevant planning history for the site was detailed within the report.

The observations of Sussex Police were detailed within the report.

NB: Councillor Taylor was no longer present for this item.

Mr Goymer, objector, addressed the committee stating that the development would result in a loss of light and view to his neighbouring property, the proposed building edge would restrict views for vehicles turning into and out of neighbouring roads, there would not be enough

parking for patrons, and the development would be out of keeping with the surrounding area.

Mr Saville, Architect, addressed the committee in response stating that the development would be a significant investment in the area providing additional community facilities and a Police presence in the new building (as is currently provided). Mr Saville also felt that the building would be a landmark development giving a boost to the local area.

NB: Councillor Taylor was no longer present for this item.

RESOLVED: (By 5 votes with 2 abstentions) That permission be granted subject to the following conditions: 1) Time limit for commencement 2) In accordance with approved drawings 3) Submission of samples of materials 4) Submission of details of the cycle storage facilities 5) Vehicular access to be constructed prior to occupation 6) Layout of parking spaces prior to occupation of building 7) Protection of visibility splays 8) Details of boundary treatment 9) Standard demolition hours of work condition.

39 Kings Drive. Application ID 130468 (RMT)

130468 (RMT) - Land East Of Kings Drive, Kings Drive - Application for approval of reserved matters (Details of the appearance and scale of buildings and landscaping of the site) following outline approval. (EB/2010/0003- Outline Planning Permission for 119 new Dwellings) – **RATTON.** 20 letters of objection had been received.

The relevant planning history for the site was detailed within the report.

The observations of the Downland, Trees and Woodland Manager, Housing Services Manager, Local Highway Manager, County Archaeologist and Natural England were detailed within the report.

Paul Humpheys' Bespoke, addressed the committee in objection requesting that cycle parking be provided for houses as well as flats, and that the proposed cycle route connect with the existing route.

Stephen Lloyd MP, addressed the committee in objection endorsing Bespoke's comments and stating that the designs were inappropriate for the surrounding area, which would not assist in mitigating the impact of the development. Stephen Lloyd also highlighted his concerns regarding the loss of trees and potential damage to remaining landscaping.

Patrick Griffin, Agent, addressed the committee in response stating that the cycle route requested by Bespoke had been included, however they had no control over routes outside the development area.

The committee considered the proposals and agreed that the design was out of keeping with the surrounding areas. The committee also felt that the plans were not detailed enough, with the design not being 'inspiring' for the site in such a prominent location.

RESOLVED: (Unanimous) That permission be refused on the grounds that the proposal by reason of inappropriate design detailing fails to maintain the character and appearance of the site and surrounding area and as such is considered to result in material harm to the long and short range views into and out of the site. The proposal is therefore contrary to Saved Policy UHT1 of the Eastbourne Borough Plan (2001-2011).

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

40 Marine Road CAC. Application ID 130316

130316 - 14 and 15 Marine Road And 1 Leaf Hall Road - Demolition of buildings (14 and 15 Marine Road) and construction of 3 new terrace houses in addition to change of use from car valeting to residential with creation of flat at 1 Leaf Hall Road – **DEVONSHIRE**. One letter of support had been received.

The relevant planning history for the site was detailed within the report.

The observations of Highways, Planning Policy and Conservation were detailed within the report.

NB: Councillor Taylor was no longer present for this item.

RESOLVED: (Unanimous) That permission be granted for Conservation Area Consent subject to the following conditions: 1) Time for commencement 2) Standard Demolition Condition.

41 Marine Road PP. Application ID 130216

130216 - 14 and 15 Marine Road And 1 Leaf Hall Road - Demolition of buildings (14 and 15 Marine Road) and construction of 3 new terrace houses in addition to change of use from car valeting to residential with creation of flat at 1 Leaf Hall Road – **DEVONSHIRE**. One letter of support had been received.

The relevant planning history for the site was detailed within the report.

The observations of Highways, Planning Policy and Conservation were detailed within the report.

NB: Councillor Taylor was no longer present for this item.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Time limit 2) Hard and soft landscaping to be submitted 3) Foul and surface water details to be submitted 4) Materials to be submitted 5) Details of cycle parking 6) Construction and demolition times 7) Removal of PD rights 8) Refuse and recycling facilities to be submitted 9) Means of enclosure to be submitted 10) In accordance with approved plans

42 South Downs National Park Authority Planning Applications - verbal report.

There were none.

NOTED.

43 Motcombe Baths, Motcombe

Members considered the report of the Specialist Advisor Conservation Design proposing that the Motcombe Baths, in Motcombe Conservation Area be included in The Local List. A list of Buildings of Local Interest is held by The Council and comprises buildings or structures which make a special contribution to the Townscape; represent the work of an important local Architect represent a particular style of Architecture, or period in the development of the town.

Members noted that following consideration by CAAG (Conservation Area Advisory Committee), on 27th August 2013, the Group praised the quality of the supporting document, appended to the report and unanimously supported the recommendation to the Planning Committee for the inclusion of Motcombe Baths as a Building of Local Interest as its meeting on 1 October 2013.

Public comments had been invited on the inclusion of The Motcombe Baths in the local list of Buildings of Local Interest for a period of 21 days between 27th August 2013 and 17th September 2013.

The report appended to this document had been made available at 1 Grove Road, and at The Town Hall.

No representations had been made, however comments relating to content, and/or to support the motion in an informal manner, had been received by the Specialist Advisor, Conservation & Design.

Members were asked to agree to consult on the inclusion of The Baths, Motcombe, as a Building of Local Interest.

RESOLVED: That the Planning committee agree to the consultation on the inclusion of The Baths, Motcombe, as a Building of Local Interest.

44 Eastbourne Town Centre Local Plan (formerly known as Eastbourne Town Centre Area Action Plan).

Members were advised that the Eastbourne Town Centre Local Plan (TCLP) had been shaped over the last 4 years by close consultation with the community and stakeholders. The Local Plan set out a strategy and proposals for the future development and regeneration of the Town Centre up to 2027.

The TCLP had been prepared in accordance with the relevant government regulations and was submitted to the Government on 31st January 2012. Following some concerns the Inspector had with the content of the submitted Plan, the Council made changes to strengthen the policy base of

the document, to ensure it demonstrates how and when Town Centre proposals would be delivered. These modifications to the TCLP were approved by Cabinet on 6 February 2013 and consulted on between 22nd February and 5th April 2013.

The Examination in Public for the TCLP took place on Thursday 16th and Friday 17th May 2013.

The Council published a list of proposed Main Modifications to the TCLP and stakeholders and the local community were invited to make representations on the 'soundness' of these proposed Main Modifications between 14th June and 26th July 2013.

At a meeting of the Local Planning Steering Group on 30th July it was reported that seven representations had been received. Members acknowledged the representations received and endorsed the responses detailed in the briefing note that had been prepared for the meeting. Copies of the representations were forwarded to the Inspector to enable her to prepare a report into the Local Plan's soundness.

In order to ensure that the plan was found sound, the Council requested that it wished the Inspector to recommend any further modifications to the TCLP that were necessary to make it sound or legally compliant and therefore capable of adoption.

The Final Inspectors Report, together with the Inspector's Appendix of proposed Main Modifications (MMs) was formally received on 11 September 2013. This can be viewed along with the TCLP on the Eastbourne Borough Council website www.eastbourne.gov.uk/tclp. The documents can also be viewed in hard copy format at the Eastbourne Borough Council Offices, 1 Grove Road and local libraries.

Members were asked for their views on the attached report which would be reported to Cabinet at their meeting on 23 October 2013

RESOLVED: That Planning committee support Cabinet's recommendation to Full Council that the Eastbourne Town Centre Local Plan be formally adopted.

The meeting closed at 9.00 pm

Councillor Ungar (Chairman)