

## **Planning Committee**

**Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 21 January 2020 at 6.00 pm**

### **Present:**

Councillor Jim Murray (Chair)

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

### **Officers in attendance:**

Helen Monaghan (Lawyer, Planning), Leigh Palmer (Interim Head of Planning), Anna Clare (Specialist Advisor for Planning) and Emily Horne, Committee Officer.

### **74 Minutes of the meeting held on 10 December 2019**

The minutes of the meeting held on 10 December 2019 were submitted and approved as a correct record, and the Chair was authorised to sign them.

### **75 Apologies for absence and notification of substitute members**

There were no apologies given and there were no notifications of substitute Members.

### **76 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 Jane Lamb declared a Non Pecuniary Interest in minute 81, 4 The Avenue, as she had business connections with the developer. She withdrew from the room while the item was considered and did not vote.

### **77 Urgent items of business.**

There were none.

### **78 Right to address the meeting/order of business.**

The business of the meeting was reordered from the agenda as listed below.

**79 Pine Cottage, 17 Ratton Drive. Application ID: 190871**

Planning permission for the demolition of detached garage, rear conservatory, and WC. Proposed two storey side extension with garage, single storey rear extension and front extension enlarging the existing porch – **RATTON**

Amendments to the report were noted in the Addendum.

Councillor Freebody, Ward Member, addressed the Committee (from the public gallery) in objection, stating the building was of historic value and the scheme would result in overdevelopment and loss of light. He urged the Committee to reject the application.

The Committee discussed the application and were concerned of the proximity of the scheme to the neighbouring property. Members were informed of the separation distances between the proposed extension and neighbouring buildings and were advised that the separation distances were consistent with guidance, with no significant loss of light to the neighbouring property.

Members felt that the scheme was an improvement to the area.

Councillor Vaughan proposed a motion to approve the application. This was seconded by Councillor Maxted.

**Resolved (Unanimous):** That permission be approved as set out in the report and Addendum.

**80 26-28 Lottbridge Drove. Application ID: 190726**

Planning permission for change of use to part Class D2 (Assembly and Leisure) and Class A3 (Cafe) for a children's educational role play experience. – **ST ANTHONYS.**

Davie Langham, applicant, explained that it had been challenging to find a premises with an open plan layout which met the right criteria for height and parking. He said they had scaled back the capacity of the building from 50 persons to 25 persons and had considered providing a parking survey, but it was costly and would not be available in time. Although the premises is short of 3 parking spaces if the building is at full capacity, he said customers will be encouraged to use public transport and will benefit from discounted entry.

Members welcomed the enterprise, but felt strongly that the location was unsuitable; situated in the heart of an industrial area, the building is not easily accessible and falls short of adequate parking for parents with children.

Councillor Taylor proposed a motion to refuse the application. This was seconded by Councillor Metcalfe MBE.

**Resolved (Unanimous):** That permission be refused as set out in the report.

**81 4 The Avenue. Application ID: 190734**

Planning permission for the change of use of 3No. garages to 1No. 1bed self-contained dwelling with the replacement of garage doors with grey cladding and formation of 3No. windows along with provision of allocated disabled parking space - **UPPERTON**.

Amendments to the report were noted in the Addendum.

Having declared a Non Pecuniary Interest, Councillor Jane Lamb was absent from the room during discussion and voting on this item.

Members were informed that the applicant had offered a contribution towards off site affordable housing by way of a commuted sum.

In discussing the application, Members arrived at differing views. Concern was raised that the building was north facing; lacked light, quality living space and access via the service lane was tight. Furthermore, a car could park in front of the dwelling and block the windows. Also, the residents were not given the opportunity to purchase or rent the garages prior to the application. Members also praised the design and quality of the building, stating it was fit for purpose; met the minimum standards for circulation space and light, and provided much needed accommodation in the town.

Members were informed that the applicant owned the service lane and bollards would be installed to prevent parking in front of the windows.

A motion to refuse the application, proposed by Councillor Maxted and seconded by Councillor Taylor, was lost by three votes for to four against refusal.

Councillor Murray proposed a motion to approve the application as set out in the report. This was seconded by Councillor Miah.

**Resolved (by 4 votes for and 3 votes against):** That permission be approved as set out in the report and Addendum.

**82 Langney Shopping Centre Car Valet, Langney Shopping Centre, 64 Kingfisher Drive. Application ID: 190604**

Planning permission for erection of 10 houses together with parking and access from Langney Shopping Centre service road - **LANGNEY**.

Amendments to the report were noted in the Addendum.

This application had been brought back to Committee following deferral to mitigate concerns raised by the Committee due to the site being accessed

from Swanley Close. In response, the applicant had submitted amended plans to address these concerns showing a revised layout for the site, which is accessed from Langney Shopping Centre service road on the northern boundary.

The Committee was pleased the applicant had taken on board their comments to relocate the access point.

Councillor Miah proposed a motion to approve the application. This was seconded by Councillor Vaughan.

**Resolved (Unanimous):** That permission be approved as per the report and Addendum.

**83 Ground Floor Flat, 16 Commercial Road. Application ID: 190772**

Planning permission for the removal of existing timber framed front door and replace with Eclat arch style composite door with pvc top light - **UPPERTON**.

Members were informed that this application had been brought to committee as the applicant is an employee of Eastbourne Borough Council.

Councillor Taylor proposed a motion to approve the application. This was seconded by Councillor Diplock.

**Resolved (Unanimous):** That permission be approved as set out in the report.

**84 Appeal Summary (Verbal Update)**

There were none.

The meeting ended at 6.55 pm

Councillor Jim Murray (Chair)