

Tuesday, 26 November 2013
at 6.00 pm



Planning Committee

Present:-

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

(An apology for absence was reported from Councillor Taylor)

55 Minutes of the meeting held on 29 October 2013.

The minutes of the meeting held on 29 October 2013 were submitted and approved and the Chairman was authorised to sign them as a correct record.

56 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).

None declared.

57 2 - 4 Moy Avenue. Application ID: 130708 (PPP)

130708 (PPP) - 2-4 Moy Avenue - Demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping – **ST ANTHONYS**. Two objections and four general observations had been received. Two further letters of objection were reported at the meeting.

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

The observations of the Planning Policy Manager, Housing Strategy, Arboricultural Officer, Cleansing Contracts Manager, Highways Dept, Environment Agency, County Archaeologist, Police and Southern Water were summarised within the report.

RESOLVED A: (Unanimous) That subject to formal agreement of a S106 to cover affordable housing and ESCC obligations, and subject to amendment to plan to show separation of at least 1m between existing properties of Moy Avenue and the proposed dwellings and set back in line with existing building line, then Chief Officer be delegated to grant full planning permission for demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping subject to the following conditions: 1) Time limit 2) In accordance with plans 3) Samples of materials (++) 4) Site Construction and Compound

Management Plan (++) 5) Traffic Management Scheme (++) 6) Demolition statement (++) 7) No burning of any waste during demolition and construction phase 8) Phase II Soil Investigation (as recommended in the submitted Environmental Phase 1 Assessment report) (++) 9) Scheme for surface water drainage (++) 10) Reinstatement of redundant vehicle crossover (//) 11) Boundary treatment (//) 12) Parking areas provision (//) 13) Cycle parking provision (//) 14) Estate roads and Turning space for vehicles (//) 15) Lighting strategy (//) 16) Details of both hard and soft landscape works 17) Hedgehog access to gardens 18) Contamination, if identified during development 19) Vehicle wheel washing equipment 20) Hours of operation 21) All permitted development rights removed (extensions, windows & doors, gates, fences walls, structures, development in rear garden) 22) No contaminated material, and an informative that Applicant/land owner should use best endeavours to keep the existing access from the site to Waterworks Road in a reasonable/tidy order.

RESOLVED B: (Unanimous) That in the event that the S.106 is not signed by 4th April 2014 that delegated authority be given to the Chief Officer to refuse planning permission, or if discussions are ongoing, to agree a reasonable extension of time for the S.106 to be signed.

(++ Prior to commencement)
 (// Prior to occupation)

58 6 Linkway. Application ID: 130753 (HHH)

130753 (HHH) - 6 Linkway - Part Two Storey and Part Single Storey Extensions at Front and Rear – **RATTON**. Three objections had been received.

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

The observations of the Tree Advisor were summarised within the report.

Mrs Holder addressed the committee in objection stating that there would be a loss of light and overshadowing to her property.

Mr Jordan addressed the committee in objection stating that there would be a loss of light and overshadowing.

Mr Brogden addressed the committee in objection stating that there would be a loss of light.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1) Time Limit for Commencement of Development 2) Approved Drawings Planning Permission 3) Materials to match existing 4) no additional windows in flank elevations of extensions.

59 18 Lottbridge Drive. Application ID: 130707 (ADV)

130707 (ADV) - 18 Lottbridge Drive – New internally illuminated fascia and pylon signs to Seat corporate image – **ST ANTHONYS**. Nine objections had been received.

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

The observations of the County Archaeologist and Local Highway Manager were summarised within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: 1-5) Standard advertising conditions 6) Limitation of hours of useage: 08:00 – 20:00 on any day 7) In accordance with plans

60 5 Wessex Place. Application ID: 130664 (PPP)

This item was withdrawn.

61 11 Park Close. Application ID: 130673 (HHH) and 130674 (CA Consent)

130673 (HHH) & 130674 (CA Consent) - 11 Park Close - Proposed two storey rear extension. Demolition of existing garage and erection of replacement garage (REF: 130673) Conservation Area Consent also applied for Demolition of existing garage and erection of replacement garage? (REF: 130674) – **UPPERTON.**

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

The observations of the Conservation Officer were summarised within the report.

At their meeting on 8 October 2013, the Conservation Area Advisory Group raised Objections to the mass (height and bulk at first floor level) of the extension and the impact on the space between the pair (no.10).

RESOLVED: (Unanimous) That permission granted subject to the following conditions: 1) time for commencement, 2) that the external materials used in the construction of the rear extension match the existing property, 3) that the external materials used in the construction of the garage shall be in accordance with the approved drawings and application form, 4) works carried out in accordance with approved drawings, 5) new surface (driveway) shall match existing in material. Informative; gates identified on drawing 217400.05 Rev A do not form part of this consent.
2) REF130674 (Conservation Area Consent): That permission be granted.

62 Employment Land Local Plan. Report of Senior Head of Development.

The committee considered the report of the Senior Head of Development seeking Members' views on the Employment Land Local Plan before its consideration at Cabinet on 11 December 2013.

Members were advised that in May 2012, the Eastbourne Core Strategy Local Plan was subject to Public Examination by a Planning Inspector. The Inspector expressed concerns over the evidence that supported Core Strategy Policy D2: Economy, particularly relating to the employment land supply. In order to address this issue without delaying the adoption of the

Core Strategy, the Inspector recommended that Core Strategy Policy D2: Economy be the subject of an early review, leading to its replacement with an additional Local Plan to deal specifically with the employment land supply. This review would be subject to Public Examination and should be adopted by the end of 2014. The Core Strategy was subsequently adopted in February 2013.

In order to meet this requirement, an Employment Land Local Plan (ELLP) was being produced. The ELLP would guide job growth and economic development in Eastbourne up to 2027 as well as identifying an appropriate supply of land for future employment development, in order to achieve a sustainable economy and make Eastbourne a town where people want to live and work. It specifically related to land and buildings within the B1 (Offices and Light Industry), B2 (General Industry) and B8 (Storage and Distribution) Use Classes.

A Proposed Draft ELLP had been produced and this document would be the subject of public consultation as the next stage of progress towards adoption the Local Plan by the end of 2014.

The Cabinet report recommended that the Proposed Draft Employment Land Local Plan be published for consultation with the community and key stakeholders for a 12 week period between 20 December 2013 and 14 March 2014. Planning Committee Members were asked to consider the attached report and any comments would be considered and reported verbally to Cabinet when they meet on 11 December.

NOTED.

63 South Downs National Park Authority Planning Applications.

None reported.

The meeting closed at 7.28 pm

Councillor Ungar (Chairman)