

**Non-Executive functions:**

**Record of decision**



Working in partnership with **Eastbourne Homes**

<b>This Decision is not the Planning Decision Notice and does not constitute the grant of planning permission. The planning decision notice will be issued at a later date.</b>	
<b>Name and title of officer making decision:</b>	Ian Fitzpatrick, Director of Regeneration and Planning
<b>Service/division/department:</b>	Regeneration and Planning
<b>Date decision made:</b>	19 June 2020
<b>Subject matter:</b>	Determination of Planning Application 200246 - Land South of Langney Shopping Centre and West of Langney Rise, Eastbourne, East Sussex.

**(a) Decision taken:**

To delegate to the Head of Planning to determine the application for variation of condition 3 (Drawings) and 22 (Ground Contaminated Risk assessment) and removal of condition 17 (Internal Layout), following grant 14/02/2020 for Proposed development of 9 houses(PC/190668) as follows:

- a) That the Head of Planning be authorised to refuse the variation of condition 3 and removal of condition 17 for the following reason:

The revised internal layout includes provision of an additional room. Although indicated for use as a home office it is clear that this non-essential room has a strong potential to be repurposed as a bedroom. The dwellings fail to meet minimum standards for Gross Internal Area to support a 3 bedroom household (as described in Technical housing standards – nationally described space standard 2015). The proposed development therefore fails to fulfil the requirement for healthy living conditions to be provided, as set out in section 11 of the Revised National Planning Policy Framework (2019), H1 of the National Design guide (2019) and policy D10a of the Eastbourne Core Strategy.

- b) That the Head of Planning be authorised to grant consent for the variation of condition 22, subject to appropriate conditions, and as detailed in the officers' report.

**(b) Reasons for Decision:**

The Director of Regeneration and Planning.

- 1) Agreed to exercise the urgency powers conveyed on him to determine this application.
- 2) Had fully considered the Officers' report, consultation responses, the Chair's and other Committee member representations on the application.
- 3) Therefore determined the application and exercised his powers having taken into account the development plan and all material considerations.

**(c) Details of considerations, documentation reviewed and consultations undertaken:**

The Director carefully considered the report of the Specialist Advisor (Planning), and took into account the consultation responses and policy considerations.

The Chair of the Planning Committee, Councillor Murray, was consulted on the application, and asked that other Committee Members be consulted to ascertain their views prior to the decision being made.

Comments were provided to the Chair and Director by individual Members of the Committee, which these showed a split view of the application.

The Director discussed the case with Councillor Murray, Planning Chair, who indicated his support for a decision on the application against the Officer's recommendation for refusal of the application for the variation of condition 3 and removal of condition 17, but consent to the variation of condition 22, for the reasons set out above.

**(e) Source of authority to make decision:**

Specific delegation has been given to the Director of Planning and Regeneration by the Chief Executive to undertake planning decisions in consultation with the Chair of the Planning Committee which would otherwise have been considered by the Planning Committee.

This delegation is in place during the period in which it is not possible to hold all meetings due to Government and Public Health England guidance to reduce the spread of the Covid-19 virus.

**(f) Record of any conflict of interest declared by any member who was consulted which relates to the decision (if none, state "none"):**

None

**(g) In respect of any declared conflict of interest recorded above, a note of the dispensation granted by the Monitoring Officer (if none, state “none”).**

None

**Decision confirmed by Ian Fitzpatrick, on 5 June 2020.**