

Tuesday, 7 January 2014
at 6.00 pm



Planning Committee

Present:-

Members: Councillors Coles (as substitute for Ungar) Hearn, Jenkins, Liddiard, Miah, Murray and Taylor

(Apologies for absence were reported from Councillor Ungar and Councillor Harris)

64 Election of a Chairman.

In the absence of Councillor Ungar (Chairman) and Councillor Harris (Deputy Chairman) the committee were requested to nominate and elect a chairman for the purposes of this meeting alone. Councillor Hearn proposed Councillor Murray, this was seconded by Councillor Coles.

RESOLVED: (Unanimous) That for the purposes of the meeting of 7 January 2014, Councillor Murray be elected as Chairman.

65 Minutes of the meeting held on 26 November 2013.

The minutes of the meeting held on 26 November 2013 were submitted and approved and the Chairman was authorised to sign them as a correct record.

66 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 Liddiard declared an interest in item 70 Gordon's Lodge, St Annes Road as an acquaintance of the employees of the applicant. However Councillor Liddiard did not feel this would be prejudicial and therefore remained in the room and voted thereon.

67 3 Park Close. Application ID: 130870 (HHH) / 130871 (CAC)

130870 (HHH) / 130871 (CAC) - 3 Park Close - Single storey rear / side extension to form enlarged kitchen – **UPPERTON.**

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

The observations of the Specialist Advisor Conservation were summarised within the report.

The Conservation Area Advisory Group at its meeting on 19 November 2013 raised no objections in principal to the current reduced scheme, subject to

the pitch of the two rear gables being reduced in height and amended to a steeper angle.

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

RESOLVED: (Unanimous) That permission for 130870 & 130871(CA) be granted subject to the following conditions: 1) time – Commencement 3 years 2) Materials to match – CA3) In accordance with approved plans

- Includes cast rainwater goods
- Rainwater good accessible for future maintenance
- Timber stained windows and doors to match existing

4) The leaded light windows hereby approved are to be timber framed and stained to match the colour of existing windows with comes (leaded dividers) on the exterior window surface. Any double glazed units should have comes (leaded dividers) in the exterior pane and not encapsulated.

68 15 Hartfield Road. Application ID: 130786 (PPP)

130786 (PPP) 15 Hartfield Road - Erection of 1 No. 3 bed detached chalet bungalow – **UPPERTON**. Two letters of objection had been received.

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

The observations of the Specialist Advisor – Conservation and Design and County Archaeologist were summarised within the report.

Mr Peacock, neighbour, addressed the committee in objection stating that the design was out of keeping with the surrounding area, the building line for the proposed development was too far forward, there would be a loss of privacy and an increase on parking demands in the area.

County Councillor Rodohan addressed the committee in objection stating that the design was inappropriate and out of keeping with the surrounding area. The scheme would also have a detrimental impact on the open 'feel' of the area.

RESOLVED: (Unanimous) That permission be refused on the grounds that 1) The proposed development would significantly reduce the established openness between the existing residential properties to the detriment of the distinct character, appearance and historic significance of the Upperton Conservation Area and Area of High Townscape Value contrary to Saved Policies UHT1, UHT4, UHT5, UHT15 and UHT16 of the Eastbourne Borough Plan 2007, policies D10 and D10A of the Core Strategy 2013 and sections 7 and 12 of the National Planning Policy Framework 2012. 2) The proposed development represents an inappropriate and incongruous form of backland development that, by reason of the design would be inharmonious with the surrounding residential properties and would therefore fail to preserve or enhance the character and appearance of the Upperton Conservation Area contrary to saved policy UHT15 of the Eastbourne Borough Plan 2007, Policy D10 of the Core Strategy 2013, and sections 6, 7 and 12 of the National Planning Policy Framework 2012. 3) The confines of the site would result in a development with substandard levels of amenity specifically

resulting from overlooking from neighbouring properties detrimental to the amenity of future occupiers of the proposed property when compared with surrounding properties contrary to saved policy HO20 of the Eastbourne Borough Plan 2007 and Policy B2 of the Core Strategy 2013. 4) No financial contribution in relation to the Councils Affordable Housing Policy has been received, and the proposal therefore conflicts with policy D5 of the Core Strategy Local Plan 2013.

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

69 54 Upper Kings Drive. Application ID: 130856 (HHH)

130856 (HHH) - Tiree, 54 Upper Kings Drive - Proposed single storey rear extension and two storey side extension to include demolition of existing garage and utility room – **RATTON**. 11 Letters of objection had been received.

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

The observations of Planning Policy were summarised in the report.

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

Mr Rackliff, neighbour, addressed the committee in objection stating that the proposal caused concern regarding the party wall and its future maintenance and concerns over loss of privacy and light.

Mr Clapperton, applicant, responded stating that he wished to modernise the property and was confident that his builder would carry out any works responsibly.

RESOLVED: (By 5 votes to 1) That permission be granted subject to the following conditions: 1) Time limit 2) In accordance with drawings and an Informative relating to the Party Wall Act.

70 Gordon Lodge - St Annes Road. Application ID: 130329

130329 - 25 St Anne's Road - Construction of a three storey extension at rear and conversion of the existing building to provide 11 no. residential flats together with landscaping, waste and cycle storage, including the removal of the existing rear external escape gantry and single storey lower ground side addition – **UPPERTON**. Four letters of objection had been received.

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

The observations of the Conservation Officer and Borough Arboriculturalist were summarised within the report.

Mr Meffen, neighbour, addressed the committee in objection stating that the proposal would be an overdevelopment and requested that the bin storage be repositioned

County Councillor Rodohan addressed the committee in objection stating that he agreed with the Conservation Officer's views and that the proposal was an overdevelopment and detrimental to the neighbour.

Caroline Fox, Twin Training, applicant, addressed the committee in response stating that the building was in a poor state of repair and required improvements. The building no longer suited their needs and they wished to relocate to a more suitable location.

RESOLVED: (By 5 votes to 2) That permission be refused on the grounds that the proposed three storey rear extension by virtue of the bulk, scale and height, represents an intrusive, overbearing and unneighbourly development which would have a negative impact on the outlook and residential amenity of the occupiers of the adjacent property No.27 St Anne's Road and is therefore contrary to Saved Policy HO20 of the Borough Plan 2007, Policy B2 of the Core Strategy Local Plan 2013 and guidance contained within the National Planning Policy Framework 2012.

71 Saffrons View - 11 Meads Road. Application ID: 130520 (PPP)

130520 (PPP) - Saffrons View, 11 Meads Road - Retrospective application for the conversion of basement into 2 no. studio flats (previous approval was for 1 no. flat) through re-orientation of internal space – **MEADS**. One letter of objection had been received.

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

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

A motion to defer for a site visit was lost by 2 votes to 4.

RESOLVED: (By 4 votes to 2) That permission be granted subject to a unilateral undertaking to secure a financial contribution of £1030.42 towards affordable housing and the following conditions 1) Drawing numbers – Proposed floor plan - DD/11meads/01, Site location plan 2) Blocking up of window facing Flat 2, Saffrons Gate (++) within 2 months from the date of this approval 3) The glass within the side ground floor window to the east side of the building facing the rear of Flat 2 Saffron's View shall be obscure glazed and fixed shut, and retained permanently as such in perpetuity.

72 South Downs National Park Authority Planning Applications.

None were reported.

The meeting closed at 8.10 pm

Councillor Murray
(in the Chair)