

Tuesday, 4 March 2014  
at 6.00 pm



# Planning Committee

Present:-

**Members:** Councillor Ungar (Chairman) Councillor Harris (Deputy-Chairman)  
Councillors Hearn, Jenkins, Liddiard, Miah, Murray and Taylor

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## **79 Minutes of the meeting held on 4 February 2014.**

The minutes of the meeting held on 4 February 2014 were approved and the Chairman was authorised to sign them as a correct record.

## **80 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 a prejudicial interest in item 7, 44-48 East Dean Road, having connections through his current employers. Councillor Liddiard therefore withdrew from the room whilst this item was being considered and took no further part in this item.

Councillor Liddiard stated that the nature of his involvement in relation to item 14, Land at Kings Drive, meant that he felt he could be considered to have predetermined the issues under discussion. Councillor Liddiard therefore withdrew from the room whilst this item was being considered and took no further part in this item.

Councillor Liddiard declared a prejudicial interest in item 15, Bolton House Listing proposal, as he currently resides with a relative of the building contractor. Councillor Liddiard therefore withdrew from the room whilst this item was being considered and took no further part in this item.

Councillor Taylor declared a personal interest in item 7, 44-48 East Dean Road as the owner of a care home, and in item 13, Land within Site 6, Pacific Drive as the owner of a boat berthed in the boat yard currently occupying the site.

Councillor Ungar declared a personal interest in item 10, Serco Yard, Bedfordwell Road as the owner of two allotments adjoining the application site.

## **81 Urgent items of business.**

The committee were advised that the Pump House within the Serco Yard, Bedfordwell Road had now been listed.

**NOTED.**

**82 26 Summerdown Road. Application ID: 130776.**

**130776 (PPP) - 26 Summerdown Road - RE-CONSULTATION FOR:** Erection of a two storey, two-bedroom single private dwelling, including off-street parking and formation of vehicular crossover to serve the existing house. REVISIONS INCLUDE: Change to the proposed property (new plans received), and changes to the site boundary (as shown on the revised Site Location Plan) – **OLD TOWN**. 11 objections had been received to the first consultation. The revised proposal generated eight objections.

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

The observations of the Arboriculturalist, Planning Policy Manager, Housing Services Manager, Highways Department and Environment Agency were summarised within the report.

**RESOLVED: (By 6 votes to 2)** That the development hereby be granted subject to the following condition: 1) Time limit – BAA 2) The proposed development shall be carried out in strict accordance with the following plans and documents:

220900-01 rev b – Site location plan and block plan.

220900-02 rev a – Existing plans and elevations.

220900-03 rev f – Proposed site layout and street elevations.

220900-04 rev b – Proposed plans and elevations.

3) No development shall commence until samples or precise manufacturers details of all the materials to be used on the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter 4) No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme as submitted shall be in accordance with British Standard 5837 (2005) The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences 5) No development shall commence until details of the design of building foundations, positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, shall be submitted to and approved by the Local Planning Authority 6) Notwithstanding the approved details, the development shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved by the Local Planning Authority. These shall include details and locations of replacement trees and planting plans, species specification and samples of hard landscaping materials 7) The development shall not be occupied until the parking spaces and turning areas for each house have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles 8) The finished surface to the driveways, hardstandings and paths shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from

the hard surface to a permeable or porous area or surface within the cartilage of the property. No loose surface material shall be used within 2 metres of the edge of the public highway 9) Prior to occupation of the proposed house hereby permitted, the first floor rear windows to the rear elevation serving the bathroom and en-suite shall be obscure glazed and non-opening and thereafter permanently retained as such 10) Prior to occupation of the development, full details of the boundary treatment including the brick piers and gates to the front of each vehicular entrance shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in accordance with the approved details 11) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site to prevent contamination and damage to the adjacent roads 12) Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), gate, fence, walls or any other means of enclosure than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority 16) No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble 17) No bonfires or burning of waste materials shall take place anywhere on the site at any time 18) That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place unless previously been agreed in writing by the Local Planning Authority 19) The development hereby authorised by this permission shall not commence until a scheme to secure the provision of off site affordable housing together with an appropriate mechanism for delivery where appropriate, has been submitted to and agreed in writing by the Local Planning Authority in accordance with Policy D5 (Housing) of the Eastbourne Core Strategy Local Plan 2006-2027 & Affordable Housing Implementation Technical Note Adopted 1<sup>st</sup> April 2013.

**83 44-48 East Dean Road. Application ID: 131015.**

**131015 (OSR) - P R Autos, Downs Garage, 44-48 East Dean Road -**  
Outline Application with all matters save for landscaping to be determined

now proposed demolition of existing buildings and erection of a 3 storey 47 bed roomed home for the elderly – **OLD TOWN**. 16 Letters of objection had been received.

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

The observations of the Planning Policy Manager, Highways Department, Downland, Trees and Woodland Manager, Economic Development, Cleansing, Environmental Health, Estate Manager, Southern Water and South East Water were summarised within the report.

NB: Councillor Liddiard withdrew from the room whilst this item was considered.

**RESOLVED: (By 6 votes to 1 with 1 abstention)** That permission be granted subject to the following conditions: 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 3 below, whichever is the later 2) The proposed development shall be carried out in strict accordance with the following plans and documents:

- Phase 1 Habitat Survey, Internal/External Bat Survey dated May 2013.
- Arboricultural Impact Assessment PJC/3164/13 dated 28/03/13.
- Land Contamination Assessment dated 6 November 2012.
- 203500 01b – Site location and block plan
- 203500 11 – Existing site layout plan
- 203500 12e – Proposed site plan
- 203500 13c – Proposed ground floor plan
- 203500 14c – Proposed first floor plan
- 203500 15c – Proposed second floor plan
- 203500 16d – Proposed elevation plans
- 203500 17d – Proposed elevations
- 203500 18c – Proposed sections

3 a) Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the date of this permission: i. landscaping. b) These shall include full details and samples of hard and soft landscaping materials, tree and planting plans, species specification, plant size including girth of trees, planting density of all proposed trees and shrubs and biodiversity enhancement of the site as recommended in the Phase 1 Habitat Survey dated May 2013 c) The reserved matters shall be carried out as approved d) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Prior to Commencement

4) No development shall take place until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. It shall include, but shall not be limited to, the following: (i) the proposed methods of demolition, piling, recycling activities and dust suppression and all other construction methods associated with the development; (ii) noise and vibration monitoring arrangements – to be self monitoring by the applicants – for the key demolition and construction phases; (iii) measures, methods of working and the means of screening the site that will be employed to minimise disturbance to neighbouring

properties during all demolition and construction work (iv) details of the location of the site office, access routes and material storage areas. The development shall thereafter be carried out in accordance with the approved details 5) Prior to commencement of development, full details and samples of the materials to be used in the external surfaces of the development, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details 6) No development shall commence until details of a Phase II Soil Investigation (as recommended in the submitted Environmental Phase 1 Assessment report) is submitted to and approved in writing by the Local Planning Authority. If contamination is found to be present, then details of a remediation strategy detailing how this unsuspected contamination shall be dealt with shall be submitted to and approved by the Local Planning Authority prior to the commencement of excavation work 7) No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme as submitted shall be in accordance with British Standard 5837 (2005) The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences 8) Prior to commencement of development, details of any changes to the existing site ground levels or finished floor levels shall be submitted to and approved by the Local Planning Authority 9) No development shall commence until full details of a lighting strategy is submitted to and approved by the Local Planning Authority and thereafter implemented in accordance with the approved details. The submitted scheme shall include details of times of illumination of all lights, road lighting, floodlighting, security lighting, signage and any variations in brightness. Thereafter the lighting shall continue to be operated only in accordance with the approved details, and no additional lighting shall be installed unless first approved in writing by the Local Planning Authority.

#### Prior to Occupation

10) The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles 11) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority, to prevent contamination and damage to the adjacent roads 12) The development shall not be occupied until cycle parking area have been provided in accordance with the approved and the area shall thereafter be retained for that use and shall not be used other than for the parking of cycles 13) Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include the size of vehicles, routing of vehicles and hours of operation. (Given the restrictions of the approach road the hours of delivery/ collection should avoid peak traffic flow times) 14) Prior to occupation of the development, full details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in accordance with the approved details.++

#### In Perpetuity

15) Prior to installation of any external plant or equipment to be erected on or within the building, (including any telecommunications apparatus) full details of them shall be submitted to and approved by the Local Planning Authority. The plant and equipment shall not be visible from street level and the rating noise level of the noise emitted from any equipment, as determined in accordance with BS 4142:1997, shall be at least 3dB(A) below the background LA 90 during any period of operation, measured or calculated at 1 metre from the nearest façade at the closest affected premises

16) a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority

In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later

17) Details of all works to or affecting trees on or adjoining the site shall be submitted to and approved by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of 5837 (2005)

18) No bonfires or burning of waste materials shall take place anywhere on the site at any time

19) That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place unless previously been agreed in writing by the Local Planning Authority

20) No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble.

**84 47 Upland Road. Application ID: 131078.**

**131078 - 47 Upland Road** - Demolition of existing single storey garage and utility extensions, construction of new utility within footprint of existing, new side extension in location of garage, new terrace to the rear with pergola roof structure above. Formation of new front and rear roof dormers. Rendering of all existing brick walls and replacement of existing claytile roof

with slates. Widening of existing vehicle crossover to allow for additional off street car parking space – **OLD TOWN**. Four letters of objection had been received.

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

The observations of the County Archaeologist were summarised within the report.

**RESOLVED: (Unanimous)** That permission be refused on the grounds that the proposed roof extension by virtue of the size and proposed materials, fails to appear subordinate to the host building, and would be visually dominating and harmful to its appearance and is therefore contrary to saved policies UHT1 and UHT4 of the Eastbourne Borough Plan 2007 and policies B2 and D10A of the Core Strategy Local Plan 2013 and guidance set out in the National Planning Policy Framework 2012.

Appeal: should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the planning inspectorate, is considered to be written representations.

**85 55 Friday Street. Application ID: 131026.**

**131026 (HHH) - 55 Friday Street** - Construction of hard-standing for two car parking spaces and new private access – **LANGNEY**. A number of objections were highlighted in the report.

The observations of the Planning Policy Manager and Highways Department were summarised within the report.

**RESOLVED: (By 7 votes to 1)** That permission be granted subject to the following conditions: 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission 2) The new access shall be in the position shown on the submitted plan and laid out and constructed in accordance with the attached HT407 form/diagram and all works undertaken shall be executed and completed by the applicant to the satisfaction of the Local Planning Authority within 3 months of commencement of development 3) The development hereby permitted shall be carried out in accordance with the approved drawings no. SGR-FRI-120913 Rev B submitted on 11 January 2014.

Informative

The applicants attention is drawn to the need for a S184 Licence for the construction of the access. The applicant should contact ESCC on 01273 335443 prior to commencement of development to complete the agreement and pay the necessary fee.

**86 Serco Yard, Bedfordwell Road. Application ID: 130907.**

**130907 (PPP) - Serco Ltd, Serco Yard, Bedfordwell Road** - Residential development of 102 dwellings (flats and houses), including the conversion of the existing Pump House into flats, together with access roads and parking spaces – **UPPERTON**. 13 letters of objection had been received.

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

The observations of the Planning Policy Manager, Historic Buildings Advisor, Head of Environmental Health, Housing Services Manager, Local Highway Manager, Arboricultural Officer, Parks and Gardens Manager, Police Crime Prevention Officer, Environment Agency, County Archaeologist, County Ecologist, ESCC Development Control Manager, Southern Water, Network Rail Southern, Southdowns Badger Protection Group, Seeboard, South East Water, and Southern Gas Networks were summarised within the report.

At its meeting on 7 January 2014 the Conservation Area Advisory Group supported the proposed retention and reuse of the Pump House. They support concerns raised by the Specialist Advisor (Conservation and Design) about the impact the proposal would have on the exterior of the building, due to a lack of detail on the plans.

The committee raised concerns regarding access, the lack of open spaces and community facilities on the site, drainage / flood mitigation and parking and asked that the application be deferred to allow Officers to discuss their concerns with the applicants further.

**RESOLVED: (By 6 votes to 2)** That the application be deferred to a future planning committee for Officers to secure improvements to the scheme.

**87 De Walden Mews. Application ID: 140013.**

**140013 (PPP) - Street Record, De Walden Mews** - Installation of steel pedestrian gate within existing opening, adjacent to existing gates at Meads Street entrance to De Walden Mews – **MEADS**. 11 objections and 2 letters of support had been received.

The relevant Planning history was detailed within the report.

The observations of the Historic Buildings Advisor and Conservation Advisory Group raised no objections.

**RESOLVED: (Unanimous)** That permission be granted subject to the following conditions: 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission 2) The development hereby permitted shall be carried out in accordance with the following approved drawings submitted on 10 January 2014:

- B050.02 – proposed elevations (from Meads Street and De Walden Mews), including site and block plan.

**88 Marlborough House, 3 Old Wish Road (Eastbourne College). Application ID: 130976.**

**130976 (ADV) - Marlborough House, 3 Old Wish Road** - Display of Freestanding Totem signs, Post and Panel signs and Digital Display. To be located at: Site 1) junction of Blackwater Road and Grange Road – Totem A, Site 2) junction of Grange Road and Carlisle Road – Totem B, Site 3) College Road entrance – Post and Panel Tray Sign, Site 4) junction of Blackwater Road and College Road – Panel A, Site 5)



junction of Carlisle Road and Old Wish Road – Panel B, Site 6) Birley Centre, Carlisle Road – **MEADS**.

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

The observations of the Specialist Advisor (Historic Buildings & Conservation) and the Specialist Advisor (Arboriculture) were summarised within the report.

At its meeting on 7 January 2014 the Conservation Area Advisory Group received a Pre application scheme, they raised no objections to the proposed signage at the Birley Centre. However, they raised objections to the scale, design, materials and method of lighting of all the other signs. The Group also considered that the application provided very poor details in terms of the precise siting of the signs and lack of scaled elevation plans showing the signage in context.

At its meeting of 18 February 2014 the Conservation Area Advisory Group reaffirmed their comments that were made at pre-application stage. They had no objections to the signs at the Birley Centre (subject to the quality of the materials to be used), but were disappointed that their previous concerns have not been addressed, and the additional information submitted served to reinforce the objections to the scale, design, materials and method of lighting of the other signs.

**RESOLVED: (Unanimous)** That permission be refused on the grounds that the proposed advertisements by virtue of the size and prominent locations would result in harm to the visual amenity of the area and fail to preserve or enhance the character and appearance of the conservation area contrary to saved policies UHT12 and UHT15 of the Eastbourne Borough Plan 2007, policies B2, D10 and D10A of the Core Strategy 2013 and sections 7 and 12 of the National Planning Policy Framework.

Appeal: should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the planning inspectorate, is considered to be written representations.

**89 Land within Site 6, Pacific Drive, Innovation Mall. Application ID: 130967.**

**130967 - Land within Site 6, adjacent to Pevensey Bay Road, Pacific Drive** - Harbour Innovation Mall - Construction of new building consisting of three storeys totalling 2,323m<sup>2</sup> net internal area for use within use classes B1(a) (b) and (c), occupying a site of 0.64ha and incorporating 130 car parking spaces – **SOVEREIGN**. One letter commenting on access to the site had been received.

The relevant planning history for site 6 was detailed within the report.

The observations of Economic Development, Specialist Advisor – Arboriculture, Specialist Advisor - Planning Policy, Health and Safety Executive, Sovereign Harbour Residents Association, Environment Agency, County Ecologist, Minerals and Waste Unit, Local Highway Manager and Southern Water were summarised within the report.

**RESOLVED: (Unanimous)** That permission be granted subject to the following conditions: 1) Time limit for commencement 2) In accordance with drawings 3) Materials 4) Parking to be laid out prior to occupation 5) Details of cycle parking and refuse storage to be submitted for approval and provided out prior to occupation 6) T4 Tree and natural feature protection fencing 7) T5 Tree Protection: No burning 8) T6 Tree Protection: Excavations regarding the bund associated with TPO 77 9) T8 Tree Surgery 10) T10 Landscape design Proposals relating to species and size of hedging and trees 11) T15 Landscape maintenance 12) Submission of reptile mitigation strategy 13) Removal of scrub outside bird breeding season (March-August) unless demonstrated absence of breeding bird species 14) Submission of detailed landscaping plan 15) Details of means of foul and surface water sewage disposal 16) Standard hours of construction conditions 17) Construction method statement 18) Provision of wheel-washing facilities 19) Submission of layout plan which shows provision of a footpath/cycle path linkage through the site 20) Contaminated land 21) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway 22) Submission of a Traffic Management Scheme 23) Before building commences, the new roads shall be completed to base course level, together with the surface water and foul sewers and main services to the approval of the Planning Authority in consultation with this Authority 24) The Highway Authority would wish to see the roads within the site laid out and constructed to standards at, or at least close to, adoption standards 25) The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans 26) A Travel Plan is required in association with this development to ensure that private car trips to and from the site are reduced 27) The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans and the turning space shall thereafter be retained for that use and shall not be used for any other purpose 28) Submission of a flood risk assessment specific to the proposed development.

Informative

Proposed advertisements may require advertisement consent. Southern water informative on connection to sewer.

**90 Land East of Kings Drive, Kings Drive. Application ID: 130897.**

**130897 - 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**. 29 objections had been received.

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

The observations of Specialist Advisor Arboriculture, Housing Services Manager, Specialist Advisor Planning Policy, Local Highway Manager, County Archaeologist, County Ecologist, Southern Water, Natural England

and Sussex Police – Crime Prevention Design Officer were detailed within the report.

NB: Councillor Liddiard withdrew from the room whilst this item was considered.

**RESOLVED: (By 6 votes with 1 abstention)** That permission be granted subject to conditions and the prior conclusion of a deed of variation to the Unilateral Undertaking in relation to the previous outline planning permission. Conditions: 1) Time commencement (two years from the date of this decision in line with the previous commencement condition of the Outline Planning permission) 2) That the conditions attached to outline planning permission EB/2010/0003 are reiterated and, unless otherwise discharged to the satisfaction of the Local Planning Authority, should be complied with 3) In accordance with approved plans of this permission 4) Removal of permitted development rights – no buildings, structures, walls or fences 5) Removal of permitted development rights – no roof extensions 6) Submission of details in relation to cycle parking to the outdoor play area 7) Submission of detailed design of refuse storage facilities 8) Submission of details of secure cycle parking facilities.

## **91 Bolton House Local Listing Proposal.**

The committee considered the report of the Specialist Advisor – Conservation and Design proposing that Bolton House, in the Town Centre and Seafront Conservation Area be included in The Local List. A list of Buildings of Local Interest was 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.

Bolton House, 10 Bolton Road is an imposing mid 19<sup>th</sup> century building, on the corner plot of Bolton Road and Lismore Road. The site was occupied by 1870, as a structure appears on the 1870 map, which was appended to the report.

Bolton House was first listed in the 1890-91 Pike's Directory; the current building may be a re-build or significantly altered structure, as the footprint on the 1899 map matches that of the present structure and cartographic errors were unusual.

Bolton Road and Lismore Road were characterised by mid-19<sup>th</sup> century villas which had private gardens, but the buildings were positioned close together so the rear gardens were not visible. These buildings sit back from the generous pavement, giving a green and tree lined streetscape.

Bolton House was a fine example of late 19<sup>th</sup> Century building style and was unusual in having two facades facing Bolton and Lismore Roads. It was complete in fenestration, exterior detail and did not appear to have been significantly altered, thus preserving its original form externally.

It was unanimously recommended after consideration by the Conservation Area Advisory Group at its meeting of 18 February 2014, that the proposal

should be presented to the Planning Committee for consideration on 4 March 2014.

Public comments would be invited on the inclusion of Bolton House in the local list of Buildings of Local Interest for a period of 21 days between 4 and 25 March 2014.

Dr Richardson, co-owner of Bolton House addressed the committee in objection to the listing.

NB: Councillor Liddiard withdrew from the room whilst this item was considered.

**RESOLVED:** That the Local listing of Bolton House be approved for consultation as set out in the report and the committee will consider the results of the consultation exercise prior to deciding whether to list.

## **92 Article 4 Direction - The Park Close Conservation Area.**

The committee considered the report of the Specialist Advisor – Conservation and Design regarding the designation of Park Close as a Conservation Area. The definition of the area as a special architectural and historic interest had been compiled in the form of a detailed character analysis. The Council, in its role as a local planning authority, sought to manage any significant changes to the area in ways that maintain and strengthen its special qualities.

The Park Close Conservation Area Management Appraisal was considered by Cabinet on 23 October 2013. It set out the special nature of the area with a recommendation for protection of the setting of the heritage assets. The special nature of the area was partially controlled by virtue of being a Conservation Area, however even in a conservation area householders had the same “permitted development rights” as persons not living in conservation areas, unless this position was modified by the local planning authority.

The purpose of an Article 4 Direction, as outlined in the report, was to enable appropriate planning control to take place and to allow proper consideration to be given to certain types of proposed development that would normally not require planning consent but which, because of their setting and context, could be detrimental to the amenity of the area if not properly controlled.

Before making a direction at Park Close, the local planning authority must be satisfied that it was expedient that development that would normally benefit from permitted development rights should not be carried out unless permission is granted for it on an application.

A copy of the Article 4 Direction, the substance of which was recommended for adoption in principle by Cabinet on 23 October 2013 was included as an appendix to the report.

Members were recommended to support the Article 4 Direction being made to help maintain the special architectural and historic character of The Park Close Conservation Area. It was recommended that if approved the direction should not come into force until 12 months after confirmation, to allow for the required consultation and statutory procedure contained in the 1995 Order for making an Article 4 direction.

The residents and wider community had been invited to comment generally on the introduction of Article 4 Direction during the consultation on The Park Close Conservation Area Appraisal and Management Plan

**RESOLVED:** that Full Council be advised that the Planning committee support: 1) The making of an Article 4 Direction for The Park Close Conservation Area in the form of the Appendix attached to the report; 2) The delegation by Full Council to the Planning Committee of the power both to consider any representations made following the making of the Park Close Article 4 Direction and, if appropriate, to then confirm it; 3) The delegation by Full Council to the Planning Committee of the power to deal with the complete process of bringing in any future Article 4 Directions in the Borough up to and including confirmation.

**93 South Downs National Park Authority Planning Applications.**

None reported.

The meeting closed at 10.21 pm

**Councillor Ungar (Chairman)**