

Tuesday, 25 March 2014  
at 6.00 pm



## Planning Committee

Present:-

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

(Apologies for absence were reported from Councillors Ungar, Taylor and Jenkins)

### 94 Minutes of the meeting held on 4 March 2014.

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

### 95 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 stated that he had a longstanding, close working relationship with the Curzon Theatre and that the nature of his involvement in relation to item 96, Land to the West of the Arndale Shopping Centre bounded by Terminus Road and Ashford Road, Arndale Centre, 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 agenda item.

### 96 Arndale Extension. Application ID: 131071 (PPP)

#### **131071 (PPP) - Land to the west of the Arndale Shopping Centre bounded by Terminus Road and Ashford Road, Arndale Centre -**

Demolition of existing buildings to provide for an extension to the existing shopping centre for new Class A1, A2, A3, A4 and A5 (retail) use at ground and first floors and a multi-screen cinema complex (Use Class D2) plus ancillary space at second floor, a two storey extension to existing car park deck, new pedestrian access including new shopfronts on to Terminus Road, associated highway works and minor alterations to the external appearance – **DEVONSHIRE**. Four letters of objection from neighbouring residents, four representations from local businesses and a standard letter signed by seven patrons from the Curzon Cinema had been received.

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

The observations of Economic Development, Downland, Trees and Woodland Manager, Historic Buildings Advisor, Local Highway Manager, Planning Policy Manager, Environment Agency, ESCC Development Contributions Coordinator, County Archaeologist, Disability Involvement

Group, English Heritage and Southern Water, were summarised within the report.

Councillor Elkin, Leader of the Conservative Group, addressed the committee in support of the application, highlighting the investment in the Town by Legal and General and reiterating the cross-party support for the scheme.

Stephen Lloyd, MP, addressed the committee in support of the application again highlighting the investment in Eastbourne and thanking all parties involved in bringing the application to committee in its current format.

**RESOLVED (A) (By 6 votes with 1 abstention)** That planning permission be granted subject to no new issues arising from the current round of public consultation then the Senior Specialist Advisor, Case Management be authorised to issue the decision notice subject to the prior conclusion of a S.106 Agreement to secure a financial contribution towards the proposed Terminus Road Improvements, a contribution towards the implementation of a Car Park Guidance System, a Travel Plan and associated audit fee, local employment initiatives and subject to the following conditions and informative: 1) Commencement of development within three years 2) Drawing Nos. of approved plans 3) No more than 10% of the ground floor frontage of retail units within the application site to be in non-A1 use 4) Samples of all materials (internal and external) 5) Lighting Strategy 6) Signage Strategy 7) Programme of archaeological works 8) 1:10 details of edges and corners of elevations 9) Details of expansion joints 10) Details of anti-graffiti treatment 11) Shop front details 12) Details of Terminus Road entrance 13) Drainage Strategy (surface water, use of SuDs and foul) 14) Cycle parking 15) Refuse and recycling in accordance with submitted details 16) Servicing in accordance with submitted details 17) Demolition detail 18) Wheel washing facilities on site 19) Construction Method Statement and Management Plan 20) Opening hours (for Cinema)- 24 hours, 7 days a week 21) Site contamination 22) Method statement for handling unspecified contamination 23) In accordance with FRA 24) Public sewer protection 25) Details of all plant and machinery (e.g. air conditioning, refrigeration units) including predicted noise levels 26) Construction access details, and details of location size of any temporary structures 27) Details of directional signage 28) Construction Traffic Management Plan to include travel routes and number of vehicle movements 29) Foundation design 30) Details of any temporary structures/hoardings 31) Finished floor levels 32) Bird deterrent measures 33) Hours of building operations 34) Intrusive site investigation and UXO Desk Study 35) Application for stopping up order 36) Parking is provided in accordance with submitted details 37) Cycle storage and staff shower facilities 38) No burning of waste on site 39) Colour of coloured render to be agreed 40) Conform with 2013 Part L building regulations 41) Tree protection terminus road 42) Details of restaurant extraction

Informative:

The applicants are reminded to use their best endeavours to secure enhancements to their statutory obligations for meeting the needs of disabled people.

**RESOLVED (B)** That in the event that the S.106 is not concluded to the satisfaction of the Local Planning Authority by 30 June 2014 that delegated authority be given to the Senior Specialist Advisor, Case Management to refuse planning permission , or if discussions are ongoing, to agree a reasonable extension of time for the S.106 to be signed.

**97 2a Beach Road. Application ID: 131069 (PPP)**

**131069 (PPP) - 2A Beach Road** - Demolition of existing warehouse and offices (Use Class B1), proposed 5 no. two-storey three bedroom terraced houses and 2 no. one bedroom flats – **DEVONSHIRE**. Two individual letters have been received and a petition signed by 27 surrounding residents and a further six objections from adjacent businesses had been received.

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

The observations of Economic Development, Cleansing, Environmental Health, Housing and Services Manager, Planning Policy, Highways and County Archaeology were summarised within the report.

Mr Karlow, addressed the committee in objection stating that the scheme would be an overdevelopment of the site, in an unsuitable location. The proposal would result in overlooking and raised highway issues relating to accessing/leaving the site.

Mr Russell, Agent for the applicant, addressed the committee in response stating that the scheme was an appropriate size, height and design for the site, which would form a development of sustainable houses.

**RESOLVED: (By 5 votes to 2)** That permission be granted subject to the following conditions: 1) Time 2) materials 3) Drawings 4) Infrastructure provision (affordable Housing) 5) Archaeological investigation 6) Construction and Demolition Method Statement 7) PD rights removed (extension, roof alterations, outbuildings, windows) 8) Scheme for the delivery of boundary wall along Eshton Road 9) Rear window (side) obscure glazing 10) Notwithstanding the details shown on the plans hereby approved the first floor front balcony screen shall be formed by a solid/opaque material 11) The car parking hereby approved shall be retained as such at all times and shall not be used for any other purpose 12) Scheme developed in accordance with FRA.

**98 Serco Ltd, Serco Yard, Bedfordwell Road. Application ID: 130907 (PPP)**

**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**.

The committee was reminded that consideration of this item at the Planning Committee on the 4 March 2014 had been deferred in order to secure improvements to the scheme.

Members had previously expressed a view that the scheme could be enhanced if some or all of the following could be incorporated into the proposal:-

- Improved access onto main highway network
- Increase in resident and visitor parking within the scheme
- More on site public open play space within the scheme
- More on site community facilities/buildings
- Improved cycle access through the site to Eastbourne Park

All of the above points had been put to the applicants Orbit Homes whose comments were summarised within the report.

Officers considered that the scheme remained acceptable on all material planning grounds. Further comments were detailed in the report.

**RESOLVED: (By 5 votes to 2)** That permission be granted subject to an agreed Section 106 legal agreement. If a satisfactory Legal Agreement cannot be reached within 9 months from the date of this application then the application be refused, and subject to the following conditions: 1) Time limit. 2) Drawing numbers.

Prior to Commencement

3) Materials and samples 4) Construction Environmental Management Plan 5) Construction Traffic Management Scheme 6) Updated phase 2 soil investigation and remediation 7) Details of SUDS (Southern Water) 8) Foul sewage disposal details (Southern Water) 9) Changes to ground levels and finished floor levels 10) Lighting Strategy 11) Details of windows or reconfigured layout to 3<sup>rd</sup> floor of Pump House 12) Details of new external doors (Pump House) 13) Full details of windows, glazing, ventilation and section showing floor levels 14) Standing building survey recording 15) Updated noise and vibration report 16) Details of refuse facilities and recycling 17) Details of reptiles receptor site, badgers 18) Submission of drawing C115345-01-02 (exclusion fencing layout) 19) Programme of archaeological work 20) Road construction details.

Prior to Occupation

21) Boundary treatment 22) Turning spaces 23) Details of cycle parking provision 24) Parking spaces provided 25) Comprehensive landscape plan and biodiversity enhancement 26) Details of acoustic fence to railway boundary 27) Locations of affordable housing units on site 28) Details of secure cycle storage for flats 29) Installation of 230 fugia and monitored by Ecologist 30) Archaeological site investigation and post investigation assessment.

In Perpetuity

31) Restoration and renewal alterations like for like (Pump House) 32) Works cease if Great Crested Newts discovered 33) If work not started in 2 years, all surveys updated and submitted 34) New roads in accordance with Highway standards 35) Development implemented in accordance with the

FRA 36) Utility pipes, soil stacks to be run internally (Pump House) 37) Contamination not identified 38) Wheel washing facilities 39) Retained trees 40) Details of work to trees 41) No bonfires 42) Working hours 43) No contaminated material deposited. 44) left turn only in/out of development.

**99 Land At Rear And To Side Of No. 2, Ringwood Road. Application ID: 140071 (PPP)**

**140071 (PPP) - Land at rear and to side of No. 2, Ringwood Road** - proposed residential development of 7 three bedroom houses together with garage/car parking spaces and access road, at rear and to the side of 2 Ringwood Road, Eastbourne (formerly known as the Swan Laundry) - **UPPERTON**. Six letters of objection had been received.

The observations of the Cleansing Contracts Manager, Estate Manager, Head of Environmental Health, Planning Policy Manager and Local Highway Manager were summarised within the report.

**RESOLVED: (By 6 votes to 1)** That permission be granted subject to the following conditions: 1) Time limit for commencement 2) In accordance with plans 3) Submit samples of external materials 4) Removal of permitted development rights garages shall remain for parking of motor vehicle 5) Removal of permitted development rights no roof extensions or additional windows in any elevation or roof slope 6) Submission of detailed cycle parking sheds, installed prior to occupation and maintained thereafter 7) Details of boundary treatments 8) Construction method statement 9) Construction working hours 10) Details of surface water drainage 11) Windows in side (northern) elevation of properties on plots 4 and 5, and side elevation (southern) elevation of property on plot 1 shall be obscurely glazed and fixed shut and remain as such thereafter 12) Prior to commencement submission of details of the layout of the reconstructed access and the use shall not commence until the construction of the access has been completed in accordance 13) Prior to commencement a scheme to secure the provision of on or off site affordable housing, commuted sum and appropriate mechanism for delivery to be approved.

Informative:

The applicant's 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

**100 Tollgate Junior School, Winston Crescent. Application ID: 140169 (CCC)**

**140169 (CCC) - Tollgate Junior School, Winston Crescent** - Temporary planning permission (August 2018) for the siting of a single mobile classroom on the grass area to the west of the main school building - ST ANTHONYS.

**RESOLVED: (Unanimous)** No objections raised.

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

None reported.

The meeting closed at 8.40 pm

**Councillor Harris**  
**Deputy Chairman in the Chair**