

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 24 August 2021 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

Councillors Peter Diplock (Deputy-Chair), Jane Lamb, Robin Maxted, Md. Harun Miah, Colin Murdoch, Barry Taylor and Candy Vaughan.

Officers in attendance:

Leigh Palmer (Head of Planning First), Helen Monaghan (Lawyer, Planning), James Smith (Specialist Advisor for Planning) and Emily Horne (Committee Officer)

19 Introductions

Members of the Committee and Officers present introduced themselves to all those who were present during the meeting.

20 Apologies for absence and notification of substitute members

There were none.

21 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 Maxted and Councillor Taylor declared a personal interest in item 26, Bedfordwell Depot, as they were members of the Bedfordwell Road Project Board.

22 Minutes of the meeting held on 29 June 2021

The minutes of the meeting held on 29 June 2021 were submitted and approved as a correct record, and the Chair was authorised to sign them.

23 Urgent items of business.

There were no urgent items. An officer addendum, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

24 Bedfordwell Depot, Bedfordwell Road. ID: 210247 & 210248 (Listed Building)

ID: 210247 - Mixed use development comprising construction of 80no. dwellings (59no. houses and 21no. flats) and conversion of existing Pump House and Annexe into 20no. flats and 1no. commercial unit (Use Class E) and associated access, circulation road, parking, drainage and landscaping.

ID: 210248 - Listed Building application for internal and external works to Grade II Listed Pump House and Annexe in relation to conversion into 20no. flats and 1no. commercial unit – **UPPERTON.**

The Committee was advised by way of an addendum report of two additional representations that had been received, an amendment to the recommendation and an additional and amended condition. The Head of Planning First proposed five additional conditions (Nos. 42, 43 and 44, and Nos. 4 and 5) to the planning and listed building applications.

The Head of Planning First informed the committee that the consultation response had been received from Natural England regarding the Habitats Regulations requirements. Recommendation (a) to delegate the Head of Planning to receive and evaluate the consultation response was therefore removed from the recommendation.

Mr Paul Humphreys (Bespoke & Eastbourne Eco Action (EEAN)), addressed the Committee in objection to the application. Karen Tipper (Agent) spoke in support of the application.

Members discussed the proposal in detail and raised concerns regarding the design, materials, width of the cycle route, junction and pedestrian crossing.

The Head of Planning First addressed the matters raised by the objectors and members and confirmed that negotiations with the applicant had been achieved to widen the site access and for a cycle route across the site and safe route into town. Furthermore, the cycle route could, in the future, be joined and extended northwards into Eastbourne Park. ESCC highways had fully endorsed the scheme. The S278 agreement to cover off-site highway works would include the design of the junction. Members concerns regarding the materials could be negotiated with the applicant and concerns regarding the junction and pedestrian crossing would be raised with ESCC Highways.

ID: 210247 - Councillor Vaughan proposed a motion to approve the application in line with the officers' recommendation for delegated authority to seek agreement from ESCC SuDS and S106 Agreement; the conditions set out in the Addendum, the additional conditions reported by the Head of Planning First and to negotiate the materials with the applicant. This was seconded by Councillor Taylor and was carried.

RESOLVED: (Unanimously) that the Head of Planning be delegated to seek agreement from ESCC SuDS on the final detailed matters related to access

and maintenance of the SuDS for the site and on the provision that no objections are received then planning permission be granted, subject to a S106 Agreement to secure affordable housing; a local labour agreement; car club; travel plan and S278 for off-site highway works, the conditions set out in the officers report and in the Addendum and the following additional conditions:-

Condition No. 42 - Details of pedestrian crossing to be submitted;
Condition No. 43 - The Listed Building has to be fully refurbished in accordance with approved details prior to the occupation of the 50th unit; and
Condition No. 44 - 100% of homes with in-curtilage parking should be provided with the facility for electric vehicle charging.

ID: 210248 - Councillor Diplock proposed a motion to approve the Listed Building application in line with the officers' recommendation for delegated authority to seek agreement from ESCC SuDS and S106 Agreement; the conditions set out in the Addendum and additional conditions reported at the meeting reported by the Head of Planning First and to negotiate the materials with the applicant. This was seconded by Councillor Miah and was carried.

RESOLVED: (Unanimously) that the Head of Planning be delegated to seek agreement from ESCC SuDS on the final detailed matters related to access and maintenance of the SuDS for the site and on the provision that no objections are received then Listed Building Consent be granted, subject to a S106 Agreement to secure affordable housing; a local labour agreement; car club; travel plan and S278 for off-site highway works, the conditions set out in the officers report and in the Addendum and the following additional conditions:-

Condition No.4 - Large Scale details of windows/doors/window aperture alterations in Pump House (prior to the commencement of pump house works);
Condition No.5 - Construction methodology for all structural works to the listed building.

25 Former site of Wood's Cottages and adjoining land. ID: 210485

Erection of 49 dwellings together with parking, access, and landscaping – **LANGNEY.**

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of an additional representation that had been received and updates to: revised plans/conditions, drainage, community infrastructure levy (CIL), attenuation pond, relocation of fish and the policy headings.

Mr Laurence Hulkes (Agent), addressed the Committee in support of the application. The objector, Jackie Field, was not present to speak at the meeting.

The Committee discussed the proposal including issues around the pond;

gates and electric charging points. Members welcomed the development and the 106 legal agreement to secure £105K to go towards supporting affordable housing provision.

Councillor Taylor proposed a motion to approve the application in line with the officers' recommendation, S106 Agreement, the conditions set out in the officers report, and the amended conditions set out in the Addendum. This was seconded by Councillor Lamb and was carried.

RESOLVED: (unanimously) that planning permission be granted subject to a Section 106 Agreement to secure Affordable Housing (if found to be viable), Travel Plan Monitoring Fee, Traffic Regulation Order and Local Labour Agreement, the conditions set out in the officers report, and the amended conditions set out in the Addendum.

26 Date of next meeting

Resolved:

That the next meeting of the Planning Committee is scheduled to commence at 6:00pm on Tuesday, 21 September 2021, be noted.

The meeting ended at 7.32 pm

Councillor Jim Murray (Chair)