

## **Planning Committee**

**Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 14 December 2021 at 6.00 pm.**

### **Present:**

Councillor Jim Murray (Chair).

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

### **Officers in attendance:**

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

### **55 Welcome and Introductions**

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

### **56 Apologies for absence and notification of substitute members**

Apologies had been received from Councillor Taylor. Councillor Metcalfe MBE confirmed that he was acting as substitute for Councillor Taylor.

### **57 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.**

There were none.

### **58 Minutes of the meeting held on 23 November 2021**

The minutes of the meeting held on 23 November 2021 were submitted and approved as a correct record, and the Chair was authorised to sign them.

### **59 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).

**60 41 Brampton Road. ID: 210324**

Demolition of existing industrial units and erection of 7 industrial terraces (providing 31 B2/B8 units) with associated access, car parking and landscaping – **HAMPDEN PARK**

The Senior Specialist Advisor (Planning) presented the report. The Committee was reminded that the application was brought back to the Planning Committee following deferral at the June meeting to address various concerns.

The Committee was advised by way of an Addendum of five additional objections that had been received from local residents and of the revised schedule of conditions submitted by East Sussex County Council, Highways. It was noted that the numbering of the schedule of conditions listed in the Addendum was incorrect and was amended to 24 numbered conditions. The Senior Specialist Advisor (Planning) advised of an additional proposed condition, number 25, for Electric Vehicle Charging Points.

Mr Cos Polito (Agent) addressed the Committee in support of the application. Councillor Babarinde OBE (Ward Councillor) spoke in objection.

Members discussed the proposal and expressed concerns regarding noise, traffic, overdevelopment and loss of parking. Members also welcomed the employment opportunities, provision of electric charging points, solar panels, cycling provision, proximity to railway station and bus stops.

The Committee sought clarification on various points: could the exterior colour of the unit be changed from grey to green, the potential to remove Unit G to provide more parking, was internal parking proposed, would full size trees be replaced, and had East Sussex County Council adjusted its algorithms to reflect changes in homeworking due to the pandemic.

The Senior Specialist Advisor (Planning) informed the Committee that they could not require a change in colour of the external envelope of the building to green without first consulting the applicant and that the views on this alteration may differ for neighbouring residents. The Transport Statement had been corrected due to a mis-calculation regarding the retained floor area and its use (which would be B8 rather than B2). The retained unit would generate a demand of 32 spaces (a total of between 173 to 179 for the entire site depending on the uptake of flexible uses), resulting in a parking shortfall of between 6 and 12 spaces, which was considered to be acceptable. 31 flexible internal parking spaces were also now proposed. The schedule of conditions in the Addendum included additional conditions: details of phased connection to the foul drainage; vehicular accesses, visibility splays; turning spaces and lighting scheme all prior to first use and condition regarding the required parking space dimensions. East Sussex County Council parking standards have not yet been updated to reflect home working arrangements resulting from the pandemic.

Councillor Murray proposed a motion to approve the application in line with the

Officers' recommendation. This was seconded by Councillor Murdoch and was carried.

**RESOLVED: (Unanimous)** that:

1. Planning permission be approved subject to a Section 106 legal agreement to include:

- reconstruction and widening of the existing eastern access points including tactile paving at the junction with Brampton Road;
- Removal of the existing western accesses onto Brampton Road with reinstatement of the footway and kerbing;
- Construction of new access points serving the western site with tactile paving; £5000 TRO contribution; Directional signage;
- Allocated parking bays;
- Local Construction and Employment Training Plan, the revised schedule of conditions set out in the Addendum, addition condition re No.25, for Electric Vehicle Charging Points.

**61 Tesco's Car Park, Lottbridge Drove. ID: 210772**

Erection of a coffee shop with drive through facility, replacement car parking and associated works - **ST ANTHONYS**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that no further objections had been received following completion of the report. A revised schedule of conditions recommended by East Sussex County Council had been received to include revised plans and additional conditions – Condition 1 was removed and the numbering corrected from 8 to 7. The acoustic fence would be constructed in timber and 30 FTE jobs was corrected to state 22 FTE jobs.

It was noted that the site was in an Archaeological Notification Area (ANA) with potential for significant interest to result from the proposed development affected by the proposals, which would be subject to a programme of archaeological works.

Mr Steve Bradley (resident) addressed the committee in objection to the application. Mr Simon Berry (Applicant) spoke in support of the application. Councillor Tutt (Ward Councillor) addressed the committee in objection.

Members discussed the proposals, and expressed strong concerns regarding safety, traffic, congestion, noise and light pollution, litter, bottle-banks, loss of parking spaces, delivery lorries, activity beyond hours, proximity to residents, acoustic fence, abundant coffee shops and the potential to extend the opening hours.

The Committee requested an additional condition concerning congestion be applied to any grant of consent. Officers advised that it was covered by the safety and air pollution conditions covered in the Officers' report.

Officers advised the pedestrian access would be improved and there were no impacts on safety internally within the site. The Committee was reminded that East Sussex County Council Highways Officers, had not objected to the application and had fully assessed the site. Members noted, the site would be closed and secured by a gate from 11pm till 6am and the acoustic wall would be extended and recycling facilities relocated. The Specialist Advisor for Environmental Health had advised the proposals were acceptable on noise grounds.

Councillor Miah proposed a motion against the Officers' recommendation, to refuse the application. This was seconded by Councillor Lamb and was carried.

**RESOLVED: (Unanimous)** that Planning Permission be refused for the following reasons:

1. The proposals would, by reason of the increase in traffic to, through and from the site, lead to an increased risk of highway safety issues, contrary to policy D10A (Design) and D8 (Sustainable Travel) of the Eastbourne Core Strategy 2013 and the National Planning Policy Framework (paras. 110d and 111).
2. The proposed use would have an adverse impact upon air quality at and within the vicinity of the site, contrary to the National Planning Policy Framework (paras. 174 and 105).
3. The proposed development would, by nature of its use, create undue noise disturbance to neighbouring residential occupants resulting in a loss of residential amenity, contrary to policy B2 of the Eastbourne Core Strategy 2013 and National Planning Policy Framework (para. 174).

**62 28-30 Bedfordwell Road. ID: 210412**

Demolition of the existing buildings and redevelopment to provide a new care home (Use Class C2) together with associated access, car and cycle parking, landscaping and amenity space provision - **UPPERTON**.

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of comments received from East Sussex County Council, Highways, and 9 additional highway conditions.

Mr Adrian Kearley (Agent) addressed the Committee in support of the application.

The Committee raised mixed concerns regarding the loss of family accommodation, lack of parking spaces, bulk and height, but was supportive of the design, additional accommodation and biodiversity.

The Committee sought clarification on the boundary walls, landscaping and double yellow lines.

Officers advised that the boundary wall would be in-filled and existing access would be closed and curb reinstated. A landscaping condition to secure type, species and maturity was included in the conditions of the officers' report. The double yellow lines would be covered by a Traffic Regulation Order and any request to extend it should be made at that stage.

Councillor Maxted proposed a motion to approve the application in line with the Officers' recommendation. This was seconded by Councillor Vaughan and was carried.

**RESOLVED: (unanimously)** that Planning permission be approved subject to a Section 106 legal agreement to secure a travel plan, local labour agreement, Traffic Regulation Order (double yellow lines), highway improvements and the conditions set out in the officer's report and the Addendum.

### **63 Date of next meeting**

That the next meeting of the Planning Committee is scheduled to commence at 6:00pm on Tuesday, 25 January 2022, be noted.

The meeting ended at 8.43 pm

Councillor Jim Murray (Chair)