

Planning Committee

Minutes of meeting held in the Shackleton Hall at the Welcome Building, Devonshire Quarter, Compton Street, Eastbourne, BN21 4BP on 17 April 2023 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

Councillors Hugh Parker (Deputy-Chair), Md. Harun Miah, Amanda Morris, Colin Murdoch, Kshama Shore OBE, Barry Taylor and Candy Vaughan.

Officers in attendance:

Leigh Palmer (Head of Planning First), Helen Monaghan (Lawyer, Planning) and Emily Horne (Committee Officer)

65 Welcome and Introductions

Members of the Committee and Officers introduced themselves to all those who were present during the meeting. The Chair reminded the Committee and public speakers, that due to the pre-election period, Members should not make any party-political comments. Political comments were not a material consideration that the Committee could take into account when considering the applications.

66 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Jane Lamb. Councillor Shore confirmed that she was acting as substitute for Councillor Lamb.

67 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.

No declarations of interest were made at the meeting.

68 Minutes of the meeting held on 27 February 2023

The minutes of the meeting held on 27 February 2023 were submitted and approved as a correct record, and the Chair was authorised to sign them.

69 Urgent items of business.

There were no urgent items.

70 Officer Update

An officer addendum was circulated to the Committee prior to the start of the meeting, updating the report on the agenda with any late information (a copy of which was published on the Council's website).

71 12 Gorringe Road. ID: 230049

Change of Use from Residential Care Home (C2 use) to 3no. 3 bed flats (C3 use), with dedicated bin storage area and cycle storage facilities (amended description) – **UPPERTON**.

The Head of Planning First presented the report and reminded the Committee that the applications would be presented and determined separately for 12 and 13 Gorringe Road.

The Committee was advised by way of an Addendum that paragraph 8.4 of the report was corrected to state flats 1 and 3 would be 5 person occupancy and not 6 person occupancy. All flats would meet the technical housing standards for internal floor space requirements. Condition 4 (Landscaping and Boundary Enclosure) was revised to allow approval of details prior to first occupation.

Dr Yusaf Samiullah OBE spoke on behalf of local residents in objection to the application. Sarah Collins, Agent, spoke in favour of the application. Councillor Maxted, Ward Councillor, addressed the Committee in relation to the application.

The Committee queried the interconnectivity between 12 and 13 Gorringe Road, overlooking, Southern Water consultation, potential for an HMO and access to cycle storage.

The Head of Planning First confirmed there were no interconnecting internal doors as they had been blocked. Windows would not give rise to overlooking as they were controlled by condition to be obscure glazed. Agreement from Southern Water was required before permission could be fully implemented and site occupied. A future HMO could not be assumed and would require planning permission. Each flat would have independent access to bike storage.

Councillor Taylor proposed a motion to approve the application in line with the officer's recommendation and the amended conditions set out in the Addendum. This was seconded by Councillor Miah and was carried.

RESOLVED: (Unanimously) that planning permission be granted subject to the conditions set out in the officer's report and officer addendum.

72 13 Gorringe Road. ID: 220961

Change of Use from Residential Care Home (C2 use) to 11 bedroom HMO (Sui Generis use) with associated bin and cycle storage area – **UPPERTON**.

The Head of Planning First presented the report.

The Committee was advised by way of an Addendum that paragraph 3.1 of the report was corrected to state that the development was occupied and not vacant. An additional 'time limit' condition was added as elements of the proposed development differed from the on-site arrangements. Conditions 3 (Landscaping and Boundary Enclosures) and 2 (Cycle storage facilities) were revised to allow more time for submission of details.

Dr Yusaf Samiullah OBE spoke on behalf of local residents in objection to the application. Sarah Collins, Agent, spoke in favour of the application. Councillor Macted, Ward Councillor, addressed the Committee in relation to the application.

The Committee sought clarification on various points: the access to 13 Gorringe Road, lack of amenity space and small shared kitchen, fire regulations, potential for a live-in manager as a point of contact, proposed single occupancy condition, refuse/garden maintenance, parking and disabled access.

The Head of Planning First confirmed access was through a single front door. Each unit had adequate day light and outside space. It was not possible to require additional kitchens or extra live-in space due to housing legislation, but this it could be added as an informative if the application were to be supported by Members. Fire regulations were covered by Building Regulations and there were two means of escape. The site and refuse would be maintained by the management company and contact details could be obtained and supplied as required by their management plan. The level of parking would not increase more than its former use. There were alternative properties in the town that delivered disabled facilities. The Planning Lawyer added that legislation provided for retrospective applications and any conditions proposed must be enforceable.

Councillor Murray proposed a motion to approve the application in line with the officer's recommendation and amended conditions set out in the Addendum. This was seconded by Councillor Vaughan and the motion was lost by 2 votes to 4 against and 2 abstentions.

Councillor Parker proposed a motion against the officer's recommendation to defer the application to enable officers to seek revised plans. This was seconded by Councillor Morris and was carried.

RESOLVED: (by 5 votes to 3 against) that the application be deferred to enable officers to negotiate improvements to the scheme, and to be determined at a future meeting following any required consultation.

73 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 12 June 2023.

The meeting ended at 7.05 pm

Councillor Jim Murray (Chair)