

## **Planning Committee**

**Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 21 August 2023 at 6.00 pm.**

### **Present:**

Councillor Hugh Parker (Chair).

Councillors Amanda Morris (Deputy-Chair), Nick Ansell, Andy Collins, Jane Lamb, Anita Mayes, Teri Sayers-Cooper and Candy Vaughan.

### **Officers in attendance:**

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

### **22 Introductions**

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

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

There were no apologies given and there were no notifications of substitute Members.

### **24 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 Ansell declared a prejudicial interest in item 31, Saffrons Sports Club, Compton Place Road, as he lived in proximity to the site and had long associations with the applicant. He confirmed that he would leave the room for the discussion of this item. For transparency, Councillor Parker advised the committee that he worked in the building next door to Saffrons Sports Club, Compton Place Road, this was neither a personal nor prejudicial interest. Councillor Lamb declared a prejudicial interest in item 32, Land off Biddenden Close, as she was a member of the Community Land Trust and confirmed that she would leave the room for the discussion of this item.

### **25 Urgent items of business.**

There were no urgent items.

### **26 Minutes of the meeting held on 17 July 2023**

The minutes of the meeting held on 17 July 2023 were submitted and

approved as a correct record, and the Chair was authorised to sign them.

## 27 **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).

## 28 **Site 7a, Pacific Drive (Aldi Store Ltd.) ID: 220849**

Erection of Class E foodstore alongside access, parking, landscaping, and associated works – **SOVEREIGN**.

The Head of Planning First presented the report.

The Committee was advised by way of the presentation and the Addendum that affordable housing issue and the late stage review were deleted from the recommendation.

Mr Iain Shore, Sovereign Harbour Residents' Association, spoke on behalf of local residents in objection to the application. Rob McClellan, Applicant, spoke in favour of the application. Councillor di Cara, Ward Councillor, addressed the Committee on behalf of residents.

Councillor Lamb requested that there be a named vote and this was approved.

Councillor Vaughan put forward a proposal to approve the application in line with the officer's recommendation and the amended recommendation/conditions set out in the Addendum. This was seconded by Councillor Sayers-Cooper and was carried.

**RESOLVED: (by 6 votes to 2 against)** (For: Councillors Collins, Mayes, Morris, Sayers-Cooper, Parker and Vaughan. Against: Councillors Ansell and Lamb). That planning permission be delegated to the Head of Planning to secure agreement to the scheme from the Councils Air Quality Officer (to be concluded), landscaping issues and ecological translocation issues. On reaching agreement to these issues then the Head of Planning be authorised to grant permission subject to conditions set out in the report, officer addendum, and S106 / S278 agreement for travel plan audit fees, other highway works, local labour agreement, ecological translocation controls and 'golden brick' clause to limit the trading of the foodstore until the schemes on the adjacent sites (Care Home and McCarthy and Stone) have reached a defined point in their construction. If no meaningful engagement with the legal agreement is pursued within six months, then the Head of Planning be authorised to refuse planning permission due to the lack of infrastructure.

## 29 **Site 7a, Pacific Drive (McCarthy and Stone Retirement Lifestyles Ltd.) ID: 220850**

Erection of apartment retirement living development (Use Class C3) access,

car parking, and associated landscaping – **SOVEREIGN**.

The Head of Planning First presented the report.

The Committee was advised by way of the Addendum that 51 additional responses of support had been received since the publication of the Officers report. The Environment Agency had withdrawn their objections. Appraisal paragraphs 8.3, 8.4, 8.6, 8.7, 8.9 and 8.13 were updated. The following Conditions were clarified or updated: 10.1 Bus stops, 10.5 Cycle/scooter parking, 10.6 Surface Water Drainage onto the Public Highway, 10.9 Wheel washing, 10.17 Archaeological reporting and investigation and 10.20 Approved Plans.

Dr Idango Adoki, The Harbour Medical Practice, spoke on behalf of the medical practice in objection to the application. Annalie Davy, Applicant, spoke in favour of the application. Councillor di Cara, Ward Councillor, addressed the Committee on behalf of residents.

Councillor Morris put forward a proposal 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 Vaughan and was carried.

**RESOLVED: (by 7 votes to 1 against)** that planning permission be delegated to the Head of Planning to secure agreement to the scheme from the Councils Air Quality Officer (to be concluded), landscaping issues, affordable housing issues and ecological translocation issues. On reaching agreement to these issues then the Head of Planning be authorised to grant permission subject to conditions set out in the report, officer addendum, and S106 / S278 agreement for travel plan audit fees, other highway works including public transport initiatives, late-stage review to establish affordable housing position (unless otherwise agreed), local labour agreement, ecological translocation controls. If no meaningful engagement with the legal agreement is pursued within six months, then the Head of Planning be authorised to refuse planning permission due to the lack of infrastructure.

**30 Site 7a, Pacific Drive (LNT Care Developments Ltd.) ID: 220852**

Proposed three storey, 66 bedroom, care home for older people (Class C2 Use) with associated new access (off Pacific Drive), parking & landscaping – **SOVEREIGN**.

The Head of Planning First presented the report.

The Committee was advised by way of the Addendum that there were no further updates.

Mr Iain Shore, Sovereign Harbour Residents' Association, spoke on behalf of local residents in objection to the application. Alistair Wood, Agent, spoke in favour of the application. Councillor di Cara, Ward Councillor, addressed the

Committee on behalf of residents.

Councillor Mayes put forward a proposal 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 Morris and was carried.

**RESOLVED: (by 7 votes to 1 against)** that planning permission be delegated to the Head of Planning to secure agreement to the scheme from the Councils Air Quality issues (to be concluded), landscaping issues, ecological translocation issues and sustainable drainage matters. On reaching agreement to these issues then the Head of Planning be authorised to grant permission subject to conditions set out in the report, officer addendum, and S106 / S278 agreement for travel plan audit fees, other highway works including public transport enhancements, local labour agreement and ecological translocation controls. If no meaningful engagement with the legal agreement is pursued within six months, then the Head of Planning be authorised to refuse planning permission due to the lack of infrastructure.

The Chair paused the meeting for a 10 minute comfort break

**31 Saffrons Sports Club, Compton Place Road. ID: 230105**

Having declared a prejudicial Interest, Councillor Nick Ansell was absent from the room during the discussion and voting of this item.

Erection of 3no. covered Padel courts, 1no. open Padel court and extension to existing pavilion with additional car parking – **UPPERTON**

The Head of Planning First presented the report.

The Committee was advised by way of the Addendum that the recommendation was amended to include a S106 Agreement to control the delivery and funding of a travel plan, subject to the approval of planning consent and an additional condition to include refuse/recycling collection.

Mr Roger Myall, Applicant, spoke in favour of the application. Councillor Ballard, Ward Councillor, addressed the Committee in relation to the application.

Councillor Lamb put forward a proposal to approve the application in line with the officer's recommendation, the amended recommendation/conditions set out in the Addendum, and the additional conditions for the roof colouring to be agreed (not white) and for a post development acoustic report. This was seconded by Councillor Collins and was carried.

**RESOLVED: (Unanimously)** that the application be granted subject to a S106 to control the delivery and funding of a travel plan, the conditions set out in the officer's report, officer addendum and the additional conditions for the roof colouring to be agreed (not white) and post development acoustic report.

**32 Land off Biddenden Close. ID: 220453**

Having declared a prejudicial Interest, Councillor Jane Lamb was absent from the room during the discussion and voting of this item.

Demolition of existing garage blocks and erection of 3no terraced three-bedroom dwelling and 2no semi-detached two-bedroom dwellings together with parking and new site access – **LANGNEY**

The Head of Planning First presented the report.

The Committee was advised by way of the Addendum that there were no further updates following completion of the Committee report.

Mrs Sandra Medway, Applicant, spoke in favour of the application.

Councillor Morris put forward a proposal to approve the application in line with the officer's recommendation. This was seconded by Councillor Vaughan and was carried.

**RESOLVED: (Unanimously)** that the application be granted subject to the conditions set out in the officer's report.

**33 6 Somerville Close. ID: 230411**

Erection of single storey extension to north elevation – **SOVEREIGN**

The Head of Planning First presented the report.

The Committee was advised by way of the Addendum that there were no further updates following completion of the Committee report.

Councillor Vaughan put forward a proposal to approve the application in line with the officer's recommendation. This was seconded by Councillor Sayers-Cooper and was carried.

**RESOLVED: (Unanimously)** that the application be granted subject to the conditions set out in the officer's report.

**34 Date of next meeting**

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 18 September 2023.

The meeting ended at 9.22 pm

Councillor Hugh Parker (Chair)