

## **Planning Committee**

**Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 17 September 2024 at 6.00 pm.**

### **Present:**

Councillor Candy Vaughan (Chair).

Councillors Nick Ansell, Andy Collins, Ali Dehdashty, Jane Lamb and Teri Sayers-Cooper.

### **Officers in attendance:**

Neil Collins (Head of Development Management), Helen Monaghan (Lawyer, Planning), Emily Horne (Committee Officer) and Jennifer Norman (Committee Officer).

### **24 Appointment of Chair**

In the absence of the Chair and Deputy Chair of the meeting, Councillor Lamb proposed that Councillor Candy Vaughan be elected as Chair for the duration of the meeting. This was seconded by Councillor Sayers-Cooper and put to the vote.

**RESOLVED: (Unanimously)** that Councillor Candy Vaughan be appointed as Chair for the meeting.

### **25 Introductions**

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

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

Apologies had been received from Councillors Hugh Parker, Amanda Morris and Anita Mayes. Councillor Dehdashty confirmed that he was acting as substitute for Councillor Parker.

### **27 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.

### **28 Urgent items of business.**

There were no urgent items.

**29 Minutes of the meeting held on 20 August 2024**

The minutes of the meeting held on 20 August 2024 were submitted and approved as a correct record, and the Chair was authorised to sign them.

**30 Right to address the meeting/order of business.**

The Chair outlined the speakers who had registered to speak in relation to agenda item 8.

**31 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).

**32 Site 1 off Martinique Way, Martinique Way. ID: 230847**

Erection of an extra-care retirement community (Use Class C2), comprising 126 no. apartments for older people, ancillary facilities and services including an ancillary restaurant/bar and community meeting/activity space, soft and hard landscaping, parking, access and other associated works – SOVEREIGN.

The Head of Development Management presented the report, and highlighted the changes to the application since it was last considered by the Committee in August.

The Committee was advised by way of the Addendum that 25 representations had been received following completion of the Committee Report, but these did not raise any material matters not already addressed in the report. The addendum also set out an additional recommended condition to restrict permitted development allowances. The condition schedule was listed on the addendum for clarity.

Frances Lawrence (Chair of the Sovereign Harbour Residents Association) spoke in objection to the application. Christine Earl (Resident of neighbouring property at White Point) spoke in support of the application. Councillor Shore, Ward Councillor, addressed the Committee in opposition to the application.

Councillor Sayers-Cooper proposed the officers' recommendation as set out in the report and the addendum. This was seconded by Councillor Collins and put to a vote and carried.

**RESOLVED: by (5 votes to 1 against)** that the application be granted subject to the Head of Development Management to Delegate to the Head of Development Management to a) Conclude consultation with the ESCC (Ecology and Landscape), and b) Make any necessary revisions, attach conditions or seek planning obligations resulting from the above consultation;

and upon conclusion of the above:- 2) Grant planning permission with the conditions outlined in the Addendum, subject to S106 Agreement to secure: a) Local Labour Agreement; b) Transport contributions (£1,350 per unit); c) Travel Plan and monitoring fee (£6000); d) Car Club contributions; e) Contributions to provide improvements to the public open space and a gateway to the Harbour and an appropriate connection between the Seafront Promenade and the Harbour Walkway; f) Restrict age of occupiers to over 55 and new apartments not being used as second homes; and g) Any additional heads of terms requested by consultees.

Should the Section 106 Agreement outlined within 2 (above) not be completed within a reasonable timescale (to be agreed with Officers) that the application be refused for the following reason: *The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that planning obligations required to make the proposed development acceptable in planning terms can be secured, contrary to Policy D8 (Sustainable Travel) of the Eastbourne Core Strategy 2013 and policies TR7 and UHT1 (Design of New Development) of the Eastbourne Borough Plan 2003 and paragraph 114 of the NPPF.*

**33 Shropshire Court, Rockhurst Drive. ID: 240410**

Replacement of existing windows and doors – RATTON.

The Head of Development Management presented the report.

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

Councillor Ansell put forward a proposal in line with the officer's recommendation. This was seconded by Councillor Lamb. This was put to a vote and was carried.

**RESOLVED: (Unanimously)** that the application for planning permission be granted subject to the conditions in the Officer's report.

**34 Yorkshire Court, Rockhurst Drive. ID: 240464**

Replacement of existing windows and doors – RATTON

The Head of Development Management presented the report.

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

Councillor Ansell put forward a proposal in line with the officer's recommendation and this was seconded by Councillor Collins. This was put to a vote and carried.

**RESOLVED: (Unanimously)** to delegate to Head of Development Management to conclude the remaining consultation process and on the

provision of no substantive objection is raised to grant planning permission subject to conditions.

**35 Archery Court, Willoughby Crescent. ID: 240465**

Replace existing windows and doors with upvc double glazing – ST. ANTHONYS.

The Head of Development Management presented the report.

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

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

**RESOLVED: (Unanimously)** to delegate to Head of Development Management to conclude the remaining neighbour notification process and, on the proviso that no substantive objection is raised, to grant planning permission subject to conditions.

**36 Date of next meeting**

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Tuesday, 15 October 2024.

The meeting ended at 7.21 pm

Councillor Candy Vaughan (Chair)