

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 12 November 2024 at 6.00 pm.

Present:

Councillor Hugh Parker (Chair).

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

Officers in attendance:

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

37 Introductions

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

38 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Anita Mayes.

39 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 agenda item 44, The White House, 15 Old Camp Road, in that he was related to the objector and confirmed that he would leave the room for the discussion of this item. For transparency, Councillor Ansell advised that he lived within the consultation area for agenda item 46, Eastbourne Magistrates Court, Old Orchard Road.

40 Urgent items of business.

There were no urgent items.

41 Minutes of the meeting held on 17 September 2024

The minutes of the meeting held on 17 September 2024 were submitted and approved as a correct record, and the Chair was authorised to sign them.

42 Right to address the meeting/order of business.

The Chair outlined the speakers who had registered to speak in relation to

agenda item 7.

43 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).

44 The White House, 15 Old Camp Road. ID: 240153

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

Erection of 1no. 4 bed dwelling and 2no. 3 bed dwellings and detached carports along with associated access, parking and landscaping at 15-17 Old Camp Road (Amended Description) – OLD TOWN.

The Head of Development Management presented the report.

The Committee was advised by way of the Addendum that one additional representation had been received following completion of the committee report. It did not raise any further substantive material consideration which had not already been provided in previous representations. A response had been received from the ESCC Ecologist requesting additional information in order to assess the impacts for the consultation response.

Sara Spratt (Neighbour) spoke in objection to the application. Mike Farrell (Agent) spoke in support of the application. Councillor Diplock, Ward Councillor, addressed the Committee in opposition to the application.

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

RESOLVED: by (4 votes to 2 against) that the application be granted to delegate to the Head of Development Management to conclude the consultation with the ESCC (Ecology and Landscape), and make any necessary revisions, attach conditions or seek planning obligations resulting from the above consultation; and, on the proviso that no substantive objection is raised, to grant planning permission subject to conditions listed in the officers' report.

45 Multi Storey Car Park, Junction Road. ID: 240415

Demolition of existing car park and redevelopment to provide 101no. residential apartments within a new 5 storey building, with associated car parking and access from Junction Road, together with bin and bike stores and amenity space – DEVONSHIRE.

The Head of Development Management presented the report.

The Committee was advised by way of the Addendum that no further representations had been received following completion of the committee report, and an additional condition was recommended to mitigate noise levels.

Chris Barker (Agent) spoke in support of the application.

Councillor Morris put forward a proposal in line with the officers' recommendation as set out in the report and the addendum. This was seconded by Councillor Lamb. This was put to a vote and was carried.

RESOLVED: (Unanimously) to delegate to Head of Development Management to conclude consultation with SUDS following the request for further information, conclude the financial viability assessment from the Council's elected viability consultants, and make any necessary revisions, attached conditions or seek planning obligations resulting from the above processes; and

Upon conclusion of the above, grant Planning Permission with conditions listed in the report and the addendum, subject to S160 Agreement to secure:

- Local Labour Agreement;
- Highway Works;
- Bus Stop Infrastructure Upgrades;
- Travel Plan;
- Parking Management Scheme; and
- Affordable Housing Contribution and late-stage review.

46 Eastbourne Magistrates Court, Old Orchard Road. ID: 240418

Erection of three to four-storey apartment block containing 30 residential units including 30% affordable housing, and other associated work – UPPERTON

The Head of Development Management presented the report.

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

With the agreement of the Chair, Councillor Smart, Adjoining Ward Councillor, raised concerns regarding the application.

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

RESOLVED: by (by 5 votes to 2 against) to delegate to Head of Development Management to conclude the consultation with the ESCC (Ecology and Landscape) and make any necessary revisions, attach conditions or seek planning obligations resulting from the above consultations, and upon conclusion of the above, grant planning permission with conditions, subject to

S106 Agreement to secure:

Local Labour Agreement;
Affordable Housing;
Biodiversity Net Gain;
Travel Plan and A Travel Plan Audit fee of £4500;
Off-site Highway Works (S278 Agreement under Highways Act 1980),
Bus Service Improvement Contribution,
Traffic Regulation Order (TRO),
Any additional heads of terms requested by consultees.

Should the Section 106 Agreement outlined (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 Policies D5 (Housing), D8 (Sustainable Travel) and D9 (Natural Environment) of the Eastbourne Core Strategy 2013 and saved policies TR7 and UHT1 (Design of New Development) of the Eastbourne Borough Plan 2003 and paragraph 114 of the NPPF.

47 Riverbourne House, Belmore Road. ID: 240555

Replacement of external windows and doors – DEVONSHIRE.

The Head of Development Management presented the report.

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

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

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

48 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Tuesday, 10 December 2024.

The meeting ended at 8.25 pm

Councillor Hugh Parker (Chair)