

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 11 February 2025 at 6.00 pm.

Present:

Councillor Hugh Parker (Chair).

Councillors 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).

58 Introductions

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

59 Apologies for absence and notification of substitute members

Apologies had been received from Councillors Anita Mayes and Amanda Morris.

60 Minutes of the meeting held on 10 December 2024

The minutes of the meeting held on 10 December 2024 were submitted and approved as a correct record, and the Chair was authorised to sign them.

61 Declarations of Interests

No declarations of interest were made at the meeting.

62 Urgent items of business.

There were no urgent items.

63 Right to address the meeting/order of business.

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

64 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).

65 21a Lower Road. ID: 240535

Refurbishment and redevelopment of existing site to include change of use from B2 (General Industrial) to a flexible use between creative studios (Class E g iii) and teaching and community use (Class F1- Local Community and Learning), alteration and replacement of doors and windows, installation of roof lights and solar panels, demolition and erection of replacement single storey rear extension and demolition of detached storeroom and erection of two-storey building for use as a pottery studio and residential flat over (Use Class C3).

The Head of Development Management presented the report.

The Committee was advised by way of the Addendum that the description had been amended, and that Environmental Health had raised no objection in its comments subject to additional conditions listed in the Addendum.

Mr Ostridge (Resident) spoke in objection to the application. Mr Stephens (Applicant) spoke in support of his application. A speech was read to the Committee on behalf of Councillor Diplock (Ward Councillor) in opposition to the application.

Councillor Sayers-Cooper put forward a proposal to delegate the Head of Development Management to seek to seek amendments to the conditions. This was seconded by Councillor Vaughan and was put to a vote and carried.

RESOLVED: by (Unanimously) to delegate the Head of Development Management to liaise with the applicant to impose an additional condition for disabled parking and to secure it for the lifetime of the development; and an further condition to require a travel plan; to amend the wording of the condition listed in the Addendum for the Restriction on Use Class E; and upon conclusion of the above, grant planning permission subject to the conditions in the Addendum. Should the negotiations fail, the application will be brought back to Committee for a decision.

66 Willowfield Studios, 67a Willowfield Road. ID: 240542

Change of Use of ground floor from martial art studio (Class E), garages, workshops and ancillary spaces to part F1-f (public worship or religious instruction) and part E-f (creche, day nursery or day centre).

The Head of Development Management presented the report.

The Committee was advised by way of the Addendum that a further representation had been received from a third-party and that comments from Environmental Health had been received which raised no objection, subject to additional conditions addressed in the committee report under number's 11 and 12.

Linda Beckmann (Resident) spoke in objection to the application. Councillor Ewbank (Ward Councillor) spoke to the Committee in opposition to the application.

A proposal to approve the application in line with the officer's recommendation as set out in the report was moved by Councillor Ansell, but was not seconded and the proposal was lost.

Councillor Lamb put forward a proposal to refuse the application. This was seconded by Councillor Sayers-Cooper and was put to a vote and carried.

RESOLVED: by (5 votes to 1 against) That the application be refused for the following reasons:

- 1) Noise: 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 the National Planning Policy Framework (paragraph 198).
- 2) Safety / Access: The proposed use would, together with the site arrangement, result in an unsafe form of development that would fail to maintain safe access and egress for users, contrary to National Planning Policy Framework (paragraph 125).

67 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Tuesday, 18 March 2025.

The meeting ended at 8.10 pm

Councillor Hugh Parker (Chair)