

Tuesday, 28 March 2017
at 6.00 pm



Planning Committee

Present:-

Members: Councillor Murray (Chairman) Councillor Sabri (Deputy-Chairman)
Councillors Choudhury, Jenkins, Miah, Murdoch, Dow (as substitute
for Robinson) and Metcalfe (as substitute for Taylor)

111 Minutes of the meeting held on 28 February 2017.

The minutes of the meeting held on 28 February 2017 were submitted and approved, subject to an amendment to minute 106 Mill Gap House, 2 Mill Gap Road, to reflect that the decision was one of approval by six votes to one abstention and not unanimous as stated. The Chairman was authorised to sign them as an accurate record.

112 Apologies for absence.

Councillor Robinson and Councillor Taylor.

113 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.

There were none.

114 Ravelston Grange, 10 Denton Road. Application ID: 161308.

Proposed material change of use from residential care home (C2) to 9 residential dwellings (C3), with associated extensions at ground and first floors. New vehicular access from Denton Road and provision of seven parking spaces in front garden area – **MEADS**.

The committee was advised that the Chair of the Meads Neighbourhood Panel had submitted a further representation confirming that the objections to the original proposal still applied. The objections related to concerns about the removal of trees and insufficient parking associated with the proposal creating additional on street parking pressure.

The Meads Community Association had also confirmed that its original objections still applied. The objections related to concerns about the felling of the existing trees, inadequate off street parking and concerns about the impact of the development on the surrounding conservation area.

Members were advised that the Specialist Advisor for Arboriculture had requested that condition 14 be amended to require planting plans to be

submitted as part of the landscaping scheme to incorporate new trees to replace those that were to be lost as a result of this development.

Mr McEnnis addressed the committee in objection stating that the proposal was an overdevelopment of the site. He also stated that the car parking provision was inadequate and the loss of trees would be detrimental to the street scene.

Mr Langley, agent for the applicant, addressed the committee in response stating that the units exceeded national standards for living space and that a greater number of bedsits / one bedroom flats could be accommodated within the site. He also stated that whilst the loss of tree screening was regrettable, it was essential to provide the proposed parking spaces. A comprehensive landscaping scheme would be implemented should the application be approved.

The committee raised some concerns about the loss of the front boundary wall and was advised that the majority of the wall would be retained. Whilst Members were concerned about the parking issues in the vicinity, the committee was informed that the scheme had the support of East Sussex County Highways Department.

RESOLVED: (By 4 votes to 3 with 1 abstention) That permission be granted subject to the following conditions: 1) Development within three years 2) Development in accordance with the approved plans 3) You must provide the detailed drawings of the following parts of the development: Elevation of the retained boundary wall facing Denton Road - You must not commence works involving the conversion of the front forecourt to off street parking until we have approved what you have submitted and you must implement the development in accordance with details approved under the terms of this condition. The development hereby approved shall not be occupied until the reconstructed boundary wall has been completed in accordance with the requirements of this condition 4) You must provide detailed drawings (including elevations and sections at 1:10 minimum) of the following parts of the development: All new windows and doors - You must not remove any of the existing windows or doors from the building until we have approved what you have sent us and you must implement this permission in accordance with details approved under the terms of this condition 5) All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings we have approved or are required by conditions to this permission 6) No part of the development shall be occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority 7) No part of the development shall be occupied until provision has been made within the site in accordance with plans (Drawing No.262600-06) to prevent surface water draining onto the public highway 8) No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Denton Road. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm 9) No part of the

development shall be occupied until the car parking spaces have been constructed and provided in accordance with the submitted plans (Drawing No.262600-06). The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles 10) No part of the development shall be occupied until cycle parking spaces and waste storage facilities have been provided in accordance with the approved details. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles and storage of waste 11) No part of the development shall be occupied until the vehicle turning space has been constructed within the site in accordance with the approved plans. This space shall thereafter be retained at all times for this use 12) Notwithstanding the approved plans, any gate facing Denton Road shall be positioned at least 5 metres back from the edge of the highway in order that a vehicle may wait clear of the highway whilst the gate is being operated. You must not construct any vehicular gate within 5 metres of Denton Road 13) You must provide the following details for the approval of the local planning authority: Details and technical specification of permeable paving to be used in the front parking forecourt - You must not start work on the conversion of the front forecourt to a parking area until we have approved what you have sent us and you must implement the permission in accordance with plans approved under the terms of this condition 14) No works or development shall take place to the garden area at the front of the building until full details of soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- Planting plans including details of replacement tree planting including tree species.
- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- Implementation timetables.

All landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation 15) You must provide the following details for the approval of the local planning authority: Detailed landscaping plans on a plan at not less than 1:200 scale showing the position of any trees proposed to be retained including highway trees with root protection areas plotted, and the positions and routes of all proposed and existing pipes, drains, sewers, and public services, including gas, electricity, telephone and water - You must not start work on the conversion of the front garden to a parking area until we have approved what you have sent us and you must carry out the development in accordance with plans approved under the terms of this condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order with or without modification), no services shall be dug or laid into the ground other than in accordance with the approved details 16) A2.4m minimum height and 1.5m wide heavy duty hoarding securely and independently mounted around the trunk of the young highway street tree (Elm) on Denton Road outside the proposed development. Such fencing shall be inspected and approved by the Local Planning Authority before any works commence on site, and maintained during the course of the works on site. No unauthorised access or placement of goods, fuels, or chemicals, soil or other materials shall take place inside the fenced area or on the grass verge 3.5 metres either side of the tree 17) The windows that you put in the North East (Side) elevation of the new first floor extension (As shown as being sited 1.7m from FFL on plan number 262600-05 rev A) must be made from obscure glass and fixed shut and maintained in that position thereafter 18) The windows in first floor of the north east (side elevation) facing 10A Denton Road must be obscure glazed to a height of 1.7 metres from the corresponding internal first floor ground level. The obscure glazed elements of these windows must be fixed shut and the windows must be maintained in that condition for the lifetime of the development

Informative:

The applicant's attention is drawn to the need for a licence to construct the new access. The applicant should contact ESCC on 0345 6080193 to apply for a licence to ensure the construction is to an acceptable standard.

115 24 Hyde Road. Application ID: 170144.

Demolition of existing community centre with change of use for a new build residential development comprising of 3 three bedroom properties. Previous application 161318 – **MEADS**.

The committee was advised that East Sussex County Council Highways Department had confirmed that the existing disabled parking bays located on Calverley Road adjacent to the site were not directly related to the WRVS centre and as such it would not be reasonable to require their removal as a result of this planning decision. In line with usual practice the need for the disabled bays would be kept under review by the Highway Authority.

RESOLVED: (By 6 votes to 1 with 1 abstention) That permission be granted subject to the following conditions: 1) Development in three years 2) Development in accordance with approved plans 3) Working hours (8-6 Monday to Friday, 8-1 Saturday) - You must provide the areas for waste storage shown on drawing number 16-1330 01 rev 5 prior to the occupation of the proposed development and these areas must be retained for the purposes of waste storage for the lifetime of the development 4) The development hereby approved shall not be occupied until an area for the purpose of cycle parking has been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority

and the area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles 5) Prior to commencement of development a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include the identification of areas for storing materials, plant and machinery; areas for contractor parking clear of the highway; turning area; size of vehicles, routing of vehicles and hours of operation 6) The building shall not be occupied until the existing access off Calverley Road has been stopped up and the kerb and footway reinstated in accordance with details submitted to and approved in writing by the Planning Authority 7) You must not occupy the development until the full extent of works shown on plan number 161330- 123 showing the retained elevation to 1a West street have been completed.

116 South Downs National Park Authority Planning Applications.

There were none.

117 Appeal Decisions.

1. 12 The Broadway. The Inspector dismissed the appeal.
2. 65 Moy Avenue. The Inspector allowed the appeal.

118 Pre-application discussion.

The committee considered the potential redevelopment of the former Police Station in Grove Road.

The committee was concerned about the scale and density of the proposed scheme. Members also queried the capacity of the existing drainage / sewerage system and its ability to absorb an additional 50 flats.

The committee did not object to the principle of residential redevelopment at the site. Whilst the scheme was proposed as a 'zero' parking development, Members requested that the applicant explore off street parking options.

NOTED.

The meeting closed at 7.16 pm

Councillor Murray (Chairman)