

Tuesday, 24 October 2017
at 6.00 pm



Planning Committee

Present:-

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

52 Minutes of the meeting held on 26 September 2017.

The minutes of the meeting held on 26 September 2017 were submitted and approved and the Chairman was authorised to sign them as an accurate record.

53 Apologies for absence.

Councillor Taylor.

54 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.

55 Urgent items of business.

The Chairman advised that three additional items would be considered at the end of the meeting, namely:

- dates for a site visit to the Pier,
- design discussion with the Moy Avenue developers, and
- an update on progress at the Bovis Homes development at Kings Drive.

Members agreed to consider the aforementioned matters upon the conclusion of the published agenda items.

RESOLVED: That the items be noted for consideration following the conclusion of the published agenda items.

56 20 Upperton Road. Application ID: 170964.

Add an additional floor (Seventh) to existing building to provide 5 new flats, alter sixth floor elevations, replace and enhance windows and doors from ground level to sixth floor including new entrance. Form access and balconies to and from South facing first floor flats. Externally add refuse and cycle stores, compounds for electric sub-station and parking and alter

both access ways onto Upperton Road and Upperton Lane (amended scheme) – **UPPERTON**.

Members were advised that three comments had been received following the re-consultation exercise stating that the amendments had not overcome previous objections from residents.

The committee was advised that the site plan had been amended to increase the width of the car parking spaces to the rear in Upperton Lane to 2 metres. An additional condition had been requested in relation to the submission of a landscaping scheme / planting schedule to ensure the satisfactory landscaping to Upperton Road frontage.

Mr Whiteman addressed the committee in objection stating that the height of the building would still be over dominant with the addition of the seventh floor. This would result in the loss of light and therefore negatively impact on neighbouring properties.

Mr Mortimer, agent for the applicant, addressed the committee in response stating that the changes requested by the committee at the previous meeting had been made, with the addition of coloured cladding, further details on materials, and approved fire protection. The parking had been increased to 80% occupation with the majority located in the underground car park. Mature trees would be planted to soften the structure further and enhance the overall appearance.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions:

- 1) Time for commencement
- 2) Approved drawings
- 3) Materials to window panels and external cladding at 6-7th floors to be as submitted unless agreed otherwise.
- 4) Parking areas to be provided prior to occupation
- 5) Cycle parking to be provided prior to occupation
- 6) No development to commence until vehicular access off Upperton Road has been constructed in accordance with approved drawing
- 7) Development not to be occupied until the amendments to the Upperton Lane access have been undertaken in accordance with the approved drawing.
- 8) No development to take place before the submitted of a Construction Management Plan has been submitted.
- 9) Southern Water condition in relation to protection of the existing sewer on the site.
- 10) Details of Suds scheme if being implemented

Informative:

- 1) Highways Informative
- 2) Southern Water Informative

Change of use from class A1 (Bakery) to A3 & A5 (restaurant & takeaway)
– **SOVEREIGN.**

Mr Karati, applicant, addressed the committee stating that the proposed extraction system would reduce noise and would be sufficient for the proposed use. Mr Karati queried the number and class uses for the current units.

RESOLVED: (Unanimous) That permission be refused on the grounds that:

- 1) The proposed change of use from Class A1 to Class A3/A5 is contrary to saved policy SH7 of the Borough Plan 2007 and Policy D4 of the Core strategy 2013, the loss of the A1 would further decrease the retail provision in this shopping centre which would harm the vitality and viability of the local centre.
- 2) The applicant has failed to demonstrate that the proposed ducting will be sufficient to alleviate smell nuisance on the surrounding residential properties contrary to saved policy HO20 of the Borough Plan 2007 and policy b2 of the Core Strategy Local Plan 2013.

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

58 112, 114 and 120 Langney Road. Application ID: 171038.

Proposed conversion of 112 & 114 Langney Road from commercial property and 2no. flats to create 1no. 2bed dwelling and 1no. 3bed dwelling and proposed conversion of 120 Langney Road from commercial property and 1no. flat to create 1no. 3bed dwelling – **DEVONSHIRE.**

RESOLVED: (Unanimous) That permission be granted subject to the following conditions:

- 1) Time limit
- 2) Approved drawings
- 3) Materials

59 The Pilot, 89 Meads Street. Application ID: 170822.

Two storey extension to the rear of existing building to include demolition of the existing disabled toilet and the construction of a new formal restaurant area with new disabled toilet and new managers studio flat at first floor level – **MEADS.**

RESOLVED: (Unanimous) That permission be granted subject to the following conditions:

- 1) Time for commencement
- 2) Approved drawings
- 3) Restriction on construction times

- 4) Materials to match existing
- 5) Accommodation to be used by staff only, and at no time for separate residential or guest accommodation
- 6) No new windows in elevations and windows in norther elevation to be as shown on approved drawing.
- 7) The parking layout as shown on approved drawing and secure covered cycle parking shall be installed prior to the first occupation of the extension.

60 Appeal Decision.

- 1) 39 and 41 Willingdon Road. The Inspector dismissed the appeal.

61 South Downs National Park Authority Planning Applications.

There were none.

62 Site visit to Eastbourne Pier.

The committee was advised that the owner of Eastbourne Pier had requested Members attend a site visit to assist with their deliberations regarding the forthcoming application to paint the front canopy white.

Members agree to a site visit on Saturday 4 November 2017 at 9.00am.

RESOLVED: That Members attend a site visit to Eastbourne Pier on Saturday 4 November 2017 at 9.00am.

63 Moy Avenue.

The committee was advised that a meeting with the developers of the Moy Avenue site had been arranged for Monday 6 November 2017 at 6.00pm.

RESOLVED: That this item be noted.

64 Update on the Bovis Homes development on Kings Drive.

The committee was advised that Officers had recently met with Bovis Homes to resolve the issues around the completion of the soft landscaping, installation of cycle racks and the play area.

Officers had been assured that works on site would be completed by Christmas 2017, and the committee was advised that the Specialist Advisor for Planning would check the site regularly.

Councillor Robinson expressed particular concern regarding the proximity of the dykes to the front of some properties and the lack of fencing for the safety of residents, and the steepness and lack of lighting around the pond.

The committee was advised that this was not within the remit of planning committee and requested that residents be asked to raise their concerns directly with the National House Building Council.

RESOLVED: That the item be noted.

The meeting closed at 6.54 pm

Councillor Murray (Chairman)