

Tuesday, 27 February 2018  
at 6.00 pm



## EBC Planning Committee

Present:-

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

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### **98 Minutes of the meeting held on 23 January 2018.**

The minutes of the meeting held on 23 January 2018 were submitted and approved and the Chairman was authorised to sign them as an accurate record.

### **99 Apologies for absence.**

An apology was reported from Councillor Jenkins.

### **100 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 Murdoch declared a personal interest in minute 107, 203 Kings Drive as a personal friend and colleague of the applicant and withdrew from the room while the item was considered.

Councillor Metcalfe MBE also declared a personal interest in minute 107, 203 Kings Drive as a friend and colleague of the applicant, however he did not feel this would affect his judgement of the application and remained in the room and voted thereon.

### **101 Urgent item.**

The Senior Specialist Advisor for Planning advised the committee that under Section 100B (4) of the LGA Act 1972, and by reason of special circumstance – namely that he wished to seek the views of the planning committee and advise Members that they would be invited to a pre application session – that the Victoria Drive Medical Centre, Victoria Drive needed to be considered at this meeting.

The Members agreed to consider the application following the conclusion of the stated applications listed on the agenda.

**RESOLVED:** That for the reasons detailed above, Victoria Medical Centre, Victoria Drive be considered at this evening's meeting.

**102 1 Matlock Road. Application ID: 171301.**

Proposed demolition of old storage and utility room and the erection of a new utility room and studio – **MEADS**.

Ms Maddell addressed the committee in support of the application stating that it would be an improvement to the area.

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

1. Time for commencement
2. Approved drawings
3. External finishes of the development shall be as stated on the approved drawings
4. No demolition or clearance or building operations except between 0800 and 1800 Monday to Friday 0800 and 1300 on Saturdays and at no point on Sundays and bank holidays.
5. The development shall only be used ancillary to the use of the main property and shall not be used for any other purpose which would include independent residential/commercial use.
6. Rain water goods to be installed entirely on the applicants land.

Informative

A formal application for connection to the public sewerage system is required in order to service this development.

**103 8 Auckland Quay. Application ID: 171438.**

Proposed rear extension, rear & front facing dormer alterations, front porch infill and stair window alterations. Internal alterations – **SOVEREIGN**.

Mr Allen addressed the committee in objection stating that the screens were out of keeping and would result in overshadowing.

Mr Baker, architect for the applicant, addressed the committee in response stating that the Planning Inspector had dismissed the recent appeal due to overlooking which had now been addressed with the inclusion of the privacy screens.

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

1. Time Limit
2. Approved Plans
3. External materials
4. Privacy screens shall be installed prior to the first occupation of the extension
5. Hours of construction
6. Water run off

Informative:

This application relates to an extension to a single family dwelling house any other use of the property would require formal planning permission.

Should the means of access from the rear extension to the rear garden require decking/hard standing to be laid, please be aware that any works which raises higher than 30cm from the natural ground level will require and planning application to be made to the LPA.

**104 33 Netherfield Avenue. Application ID: 180003.**

Proposed erection of porch to the front elevation and a raised platform to the rear with steps leading down to new patio area – **ST ANTHONYS.**

The committee was advised that the agent confirmed that the property had an existing conservatory to the rear of the building with access to the rear garden via steps raised to patio level and that overlooking from the property had existed previously.

Mr Curtis addressed the committee in objection stating that he was concerned about the loss of privacy he already experienced which would be exacerbated with the addition of the steps. He was also concerned with increased issues with flooding and drainage in the area.

The committee noted that a fence was due to replace the hedging that had recently been removed. They agreed that the application could not be fairly assessed without the fence in place.

**RESOLVED: (Unanimous)** That the application be deferred until the replacement fence was in place.

**105 Land to the rear of 35 Windermere Crescent. Application ID: 171403.**

Outline Planning Permission for a 2 bedroom bungalow – **ST ANTHONYS.**

The committee was advised that one further letter of objection had been received relating to the increase in localised flooding due to the geology of the site and extent of surface water runoff.

Mr Richardson addressed the committee in objection stating that the scheme would be an overdevelopment which would increase flooding and drainage issues and result in a loss of light.

Mr Sands, agent for the applicant, advised that the loft space would not be used as accommodation.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
2. Approval of the details of the layout, design and external appearance of the building, scale, landscaping, and access and parking (herein called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced

3. The development hereby permitted shall be carried out in accordance with the approved site location plan submitted on 21st November 2017
4. No development above slab level shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details
5. No development shall take place until details of a surface water drainage scheme have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system and be carried out or supervised by, an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). Where a sustainable drainage scheme is to be provided, the submitted details shall:
  - a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters
  - b. be supported by a site investigation which incorporates ground water monitoring, preferably in winter, and soakage tests undertaken in accordance to BRE365 (when infiltration is proposed)
  - c. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime
6. The implementation of the SUDS scheme should be carried out in accordance with the approved details prior to the occupation of the dwellings hereby approved, and following
7. Following completion of the works approved under Condition 5, a statement by an accredited person, someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), confirming that the suds scheme has been fully implemented shall be submitted to the Local Planning Authority
8. No building shall be erected on the site that exceeds 5.25m in external height unless previously agreed in writing by the Local Planning Authority.

**106 143 - 145 Terminus Road. Application ID: 171085.**

Change of use of a vacant shop (A1) unit to a restaurant/takeaway (A3/A5)  
 – **DEVONSHIRE.**

Mr Daily, agent for the applicant, addressed the committee stating that the applicant was happy to support the proposed opening times.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission.
2. You must implement this planning permission in accordance with the following plans approved by this permission:

Site Location and Block Plan: 2715/G012  
 Proposed Floor Plan: 2715-PL100 Revision A  
 Proposed Elevations: 2715/PL211 Revision A

3. The use hereby approved shall not be open to members of the public outside of the following hours: 11:00 hours – 23:00 hours Monday to Sunday
4. Prior to the operation hereby permitted being brought into use, CCTV shall be installed at the premises that cover the inside of the restaurant as well as the areas immediate outside of the restaurant/bin enclosure/service road. The CCTV images shall be digital and shall be capable of being downloaded by trained staff working within the restaurant.

Informative:

The applicant is advised that the all external works (Shopfront/Flue/Advertisement) should for the subject of additional applications to the Local Planning Authority.

**107 203 Kings Drive. Application ID: 171490.**

Erection of first floor side extension – **RATTON.**

NB: Councillor Murdoch withdrew from the room whilst the item was considered.

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

1. Time for commencement
2. Approved drawings
3. Materials to match the existing building.
4. Removal of permitted development rights for windows, dormers and roof lights in the extension to protect neighbouring amenity.
5. All rainwater run off shall be dealt with using rainwater goods installed at the host property and not discharged onto neighbour property.

**108 Carbrooke Lodge, Watts Lane. Application ID: 171235.**

Erection of one bedroom single storey detached dwelling, with accommodation within the roof, to the rear of Carbrooke Lodge facing Selwyn Road with new vehicular access from Selwyn Road and off street parking – **UPPERTON.**

The committee was advised that East Sussex County Council had confirmed that the double yellow lines of Selwyn Road would not need to be removed to create the new access.

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

1. Time for commencement
2. Approved drawings
3. The internal layout of the property shall be as the approved drawings unless agreed in writing by the Local Planning Authority.
4. Materials to be as specified unless agreed in writing and samples provided of brick and roof tiles.
5. The fence to the Selwyn Road boundary shall be erected prior to occupation and shall match, material, style and height of the existing fence to Carbrooke Lodge.
6. Prior to commencement of development a programme of Archaeological works to be submitted
7. Removal of permitted development rights for new windows/doors in any elevation and extensions/windows/doors/roof lights in any roof slope.
8. The access shall have maximum gradients of 4% (1 in 25) / 2.5% (1 in 40) from the channel line, or for the whole width of the footway/verge whichever is the greater and 11% (1 in 9) thereafter.
9. Construction of access prior to occupation
10. Construction of parking prior to occupation
11. Development shall not commence until a Construction Traffic Management Plan has been submitted and agreed, this shall include details of the removal and disposal of all spoil from the site.
12. Before any work, including demolition commences on site a Method Statement shall be submitted in relation to the removal of spoil and the retaining walls.
13. Submission of sustainable urban drainage scheme prior to construction
14. Submission of statement following implementation of SUDS scheme.
15. No works of construction outside of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays.
16. Ridge height/Finished floor level condition.

**109 The Langtons Guest House, 85 Royal Parade. Application ID: 171310.**

Replacement of existing wooden conservatory with conservatory in Upvc – **DEVONSHIRE.**

Mrs Cheater, applicant, addressed the committee in objection stating that the conservatory needed to be replaced and that they had sought the most appropriate solution to maintain the aesthetic of the existing wooden structure.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission.
2. The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 30 October 2017/3 January 2018: Drawing No. Site Location Plan, Submitted 31 October 2017  
Drawing No. 2587/1/02, Submitted 03 January 2018  
Drawing No. Section Plan - Proposed (Original) submitted 08 February 2018

**110 Update on Housing Delivery.**

The committee considered the report of the Director of Strategy Planning and Regeneration providing Members with an update on recent housing delivery for the third quarter of the 2017/2018 financial year and the current position in relation to the Five Year Housing Land Supply.

The committee was advised that:

1. Housing delivery in quarter 3 2017/18 was 49 net additional dwellings towards the annual target of 245 unit
2. A total of 114 units were given permission in quarter 3 2017/18
3. There were 591 net additional dwellings with permission that had yet to commence across 91 sites
4. There were 290 units under construction across 43 development sites

The report further detailed new and total commitments.

Eastbourne currently had a housing land supply equivalent to 975 units, which represented 3.16 years supply of land. Therefore a five year housing land supply could not be demonstrated, which meant local plan policies relevant to the supply of housing were out of date and could not be relied upon to refuse development.

**RESOLVED:** That the report be noted.

### **111 Local Car Parking Standards for new residential developments.**

The committee considered the report of the Director of Strategy, Planning and Regeneration seeking Members views on the issues surrounding local car parking standards for new developments, a report on which was due to be considered by Cabinet on 21 March 2018.

At Full Council on 13 November 2017, a motion that Cabinet consider the cost and viability of introducing a policy on local car parking standards for all new residential developments was resolved.

The report set out the policy context, current parking guidance and issues and concluded that in light of the issues identified within the report, and in particular that any policies created outside of the Local Plan could not be comprehensively implemented, the report to Cabinet would recommend that it was unviable to introduce a policy on local car parking standards for all new residential development at the current time.

The Cabinet report would recommend that that issues relating to car parking and sustainable travel be considered through the Local Plan process, which would allow a more comprehensive and holistic view of car parking, mitigation and managing travel demand across the Borough and the introduction of appropriate policies to deal with this in new development.

The committee noted that the Cabinet report would also recommend that the Council work more closely with East Sussex County Council to address members concerns within the framework of the existing adopted guidance, including applying the existing parking standards more consistently and with additional justification.

The committee agreed that a working group be cross party with consideration to parking requirements in different parts of the town.

**RESOLVED:** That Cabinet be advised that the Planning committee were in support of developing local policy for parking requirements in Eastbourne.

### **112 Planning Performance for Quarter 3 (October to December) 2017.**

The committee considered the report of the Senior Specialist Advisor for Planning which provided a summary of performance for the third quarter of 2017 (October to December 2017).

The report detailed the following elements:

**Special Measure Thresholds** – Looking at new government targets  
**Planning Applications** – Comparing volumes/delegated and approval rates

**Pre Application Volumes** – Comparison by type and volume over time

**Refusals of Applications** – Comparison of ward and decision level

**Appeals** – An assessment the Council's appeal record over time

**Planning Enforcement** – An assessment of volumes of enforcement related activity.

**RESOLVED:** That the report be noted.

### **113 Appeal Decisions.**

1. 1 & 3 Barbuda Quay. The Inspector dismissed the appeal.
2. 29 Roseberry Avenue. The Inspector dismissed the appeal.
3. 29c St Annes Road. Inspector allowed the appeal.

### **114 South Downs National Park Authority Planning Applications.**

There were none.

The meeting closed at 8.05 pm

**Councillor Murray (Chair)**