

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 26 June 2018 at 6.00 pm

Present:

Councillor Jim Murray (Chair)

Councillors Janet Coles (Deputy-Chair), Sammy Choudhury, Paul Metcalfe, Colin Murdoch and Barry Taylor

Officers in attendance:

Leigh Palmer, Senior Specialist Advisor for Planning
Anna Clare, Specialist Advisor for Planning
James Smith, Specialist Advisor for Planning
Joanne Stone, Lawyer

Also in attendance:

Katie Maxwell, Committee Officer

9 Minutes of the meeting held on 29 May 2018.

The minutes of the meeting held on 29 May 2018 were submitted and approved and the Chair was authorised to sign them as an accurate record.

10 Apologies for absence.

Apologies for absence were reported from Councillors Miah and Robinson.

11 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 Metcalfe MBE, declared a personal and non prejudicial interest in minute 18, land opposite Eastbourne Skate Park, seafront, stating that he had received an email from the applicant the morning of the Planning committee and that he knew the applicant. He did not consider that his acquaintance with the applicant would predetermine his decision and remained in the room and voted thereon.

Councillor Murray declared a personal and prejudicial interest in minute 18, land opposite Eastbourne Skate Park, seafront, as he knew the applicant personally and withdrew from the room whilst the item was considered.

12 Urgent items of business.

The Chair advised the committee that under Section 100B (4) of the LGA Act 1972, and by reason of special circumstance – namely that current Tree Preservation Order (TPO) would lapse prior to the next planning committee – Tree Preservation Order 179, Arundel Court, 20 Arundel Road needed to be considered at this meeting and was in the interests of the preservation of important trees in Eastbourne. Further, a committee decision was required whether or not to confirm the order.

The Members agreed to consider the Tree Preservation Order following the conclusion of the stated applications listed on the agenda.

RESOLVED: That for the reasons detailed above, TPO 179 Arundel Court, 20 Arundel Road be considered at this evening's meeting.

13 2 Burrow Down. Application ID: 180360.

Proposed first floor extension – **OLD TOWN**.

Councillor Ungar, Ward Councillor, Cabinet Member and local resident, addressed the committee in objection stating that the scheme was a poor design and not sympathetic to the surrounding properties.

(NB: Councillor Ungar left the room immediately after addressing the committee so as not to appear having influence on the committee's deliberations).

RESOLVED: (By 5 votes to 1) That permission be granted subject to the following conditions:

1. Time
2. Approved plan
3. For the avoidance of doubt this application promotes extensions to the existing property and does not sanction the demolition of the existing property and rebuild, this should for the content of a further application
4. No permitted development rights to loft space
5. Obscure glazing to all rear first floor windows
6. Removal of permitted development rights for windows on first floor rear elevation
7. The location of the High pressure gas main must be located prior to commencement of works by electronic detection or hand excavation supervised by an SGN representative
8. No mechanical excavations are permitted within 3m of the SGN's pipework at any time

14 Albany Lions Hotel, 41-43 Grand Parade. Application ID: 180476.

Proposed change of use of the function suite/reception rooms, ancillary storage/offices of The Albany Hotel from C1 to C3 to form 10N° one bedroom dwellings. To include roof and side extension to create a first floor and external alterations to the front and side elevation – Proposed change of use of the function suite/reception rooms, ancillary storage/offices of The Albany Hotel from C1 to C3 to form 10N° one bedroom dwellings. To include roof and side extension to create a first floor and external alterations to the front and side elevation – **MEADS**.

The committee was advised by way of addendum report, that a consultee response from East Sussex County Council (ESCC) Highway department had been received, was summarised as follows:

It was considered that the trips generated by the site, and the associated parking demand, would not have a significant impact on the local highway network. Suitable cycle parking had been proposed and the refuse collection was assumed to be the same as the existing arrangement and was therefore acceptable.

Using the ESCC parking calculator, the 10 one-bedroom flats would have an expected parking demand of seven vehicles. There appeared to be capacity on-street to accommodate this level of parking.

A consultee response from Southern Water had also been received in which a request was made for an informative to be added to remind the applicant that a formal application was required for connection to the public sewerage system.

Additional plans showing railings to the rear of the building had been received. These had been added to provide defensible space to the lower ground floor windows and amenity space to the rear of the building. As such, the recommended condition requiring additional details of defensible space measures could be removed as this had now been addressed. The approved plans condition would also be updated accordingly.

A proposal to refuse the application based on the loss of a tourism business and the overbearing appearance, proposed by Councillor Taylor and seconded by Councillor Murdoch, was lost by 2 votes to 3 with 1 abstention.

RESOLVED: (By 4 votes to 2) That permission be granted subject to the following conditions:

1. 3 year time limit
2. Approved Plans
3. Flood resilience measures
4. Drainage survey
5. Materials

6. Construction Hours
7. Construction Method Statement
8. Cycle Storage details
9. Bin Storage details.
10. Local Labour Agreement.

15 Land off Biddenden Close, Biddenden Close. Application ID: 180437.

Demolition of existing garages, and construction of 5no 2 bed 4 person houses; including associated parking, access, & landscaping – **LANGNEY**.

RESOLVED: (By 5 votes to 1) That permission be granted subject to the following conditions:

1. Time for commencement
2. Approved drawings
3. Materials to be as stated on the approved drawings unless agreed otherwise
4. Car parking to be laid out as approved prior to first occupation
5. Removal of permitted development rights for outbuildings, extensions, alterations to roofs and no windows within the side elevations of the dwelling houses
6. Windows in the front (east) elevation at first floor level of properties 4 and 5 shall be obscurely glazed and fixed shut unless over 1.7m above the floor of the floor
7. Notwithstanding the approved drawings, the car parking space for plot 2 shall be increased in width to 3m
8. Details of surface water disposal details
9. Prior to commencement details of finished floor levels shall be submitted
10. Submission of evidence of completion of surface water details
11. Prior to demolition and/or construction submission of a construction management plan
12. Standard hours of working condition

Informative:

Southern water informative

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.

16 Lanark Court/Lanark Close 1, Hamsey Close. Application ID: 180439.

Demolition of existing garages, and construction of 4no 1 bed 2 persons flats; including associated parking, access, & landscaping – **RATTON**.

Mrs May addressed the committee in objection stating that the proposal would exacerbate the already existing lack of provision for parking in the area. She also raised concerns regarding access for emergency vehicles.

Councillor Belsey, Ward Councillor, addressed the committee in objection raising concerns regarding parking and the overdevelopment of the area.

RESOLVED: (By 4 votes to 3 on the Chair's casting vote) That permission be granted subject to the following conditions

1. Time for commencement
2. Approved drawings
3. Materials to be as specified unless agreed otherwise
4. The internal layout of the flats shall be as approved unless agreed otherwise in writing by the Local Planning Authority
5. Tree protection condition
6. Details of Landscaping condition
7. Cycle storage to be provided prior to first occupation and retained as such thereafter
8. Car parking to be laid out as approved prior to first occupation
9. Car parking to be unallocated
10. Details to be provided to prevent the discharge of surface water onto the highway
11. Refuse storage area to be provided to first occupation and retained as such thereafter
12. Details of surface water disposal
13. Submission of evidence of surface water details
14. Prior to demolition and/or construction submission of a construction management plan
15. Standard hours of working condition

Informative:

Southern water informative

17 Lanark Close 2/Lanark Court, Hamsey Close. Application ID: 180440.

Demolition of existing garages, and construction of 3no 1 bed 2 persons flats and 1no 2 bed 4 persons maisonette; including associated parking, access, & landscaping – **RATTON**.

Councillor Belsey, Ward Councillor, addressed the committee in objection raising concerns regarding parking and the overdevelopment of the area.

RESOLVED: (By 4 votes to 3 on the Chair's casting vote) That permission be granted subject to the following conditions:

1. Time for commencement
2. Approved drawings
3. Materials to be as specified unless agreed otherwise

4. The internal layout of the flats shall be as approved unless agreed otherwise in writing by the Local Planning Authority
5. Tree protection condition
- 6 Details of landscaping condition
7. Submission of details of cycle storage, to be provided prior to first occupation and retained as such thereafter
8. Car parking to be laid out as approved prior to first occupation
9. Car parking to be unallocated
11. Details to be provided to prevent the discharge of surface water onto the highway
12. Refuse storage area to be laid out prior to first occupation and retained as such thereafter
13. Details of surface water disposal
14. Submission of evidence of surface water disposal
15. Prior to demolition and/or construction submission of a construction management plan
16. Standard hours of working condition

Informative:

Southern water informative

18 Land opposite Eastbourne Skate Park, seafront. Application ID: 180461.

Installation of a temporary metal storage container for use as storage for jet skis and ancillary equipment for a Jet Ski Hire service – **SOVEREIGN**.

The committee was advised by way of an addendum report, that a petition signed by 19 residents of Columbus Drive and Cabot Close objecting to the proposal, had been received stating the facility would be noisy and dangerous to promenade users. An additional objection received stated that:

1. The existing jet skiers did not respect the beach and drive on the promenade which was dangerous.
2. Jet Skiing was not environmentally friendly it was smelly and noisy
3. No buoys made it unsafe
4. Transport impacts

The committee discussed the application and felt that the scheme was of a poor design and visually intruded on the relatively unspoiled area.

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

RESOLVED: (By 3 votes to 2) That permission be refused on the grounds that the proposed development by virtue of the size, style and location is an inappropriate form of development unsympathetic to the setting and character of the wider area contrary to Policy B2 and D10a of the Core Strategy Local Plan 2013 and the core principles and paragraph 64 of the National Planning Policy Framework 2012.

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.

19 South Downs National Park Authority Planning Applications.

There were none.

20 Appeal decision - 90, 91, 92 & 93 Dominica Court.

The inspector dismissed the appeal.

21 Tree Preservation Order 179, Arundel Court, 20 Arundel Road.

The Committee considered the report of the Director of Service Delivery which sought confirmation of a Tree Preservation Order (TPO). The Senior Specialist Adviser for Planning sought delegated authority to be authorised in the making of a TPO in respect of a tree at Land at Arundel Court, 20 Arundel Road, Eastbourne, BN21 2EL No.179 (2018)

The tree was a maturing Common Beech and was positioned at the front elevation and south west of the corner of the building.

Objections from the landowner were detailed within the report.

It was considered that the reasons given in objection to the imposition to the Order fell short of overcoming the importance of the tree to the area and that the Order was justified. It was therefore recommended that the Order be confirmed, without modification, on the grounds that it was considered to be an arboricultural feature in its own right and also provided significant visual amenity to the area.

Mrs Cully addressed the committee on behalf of the land owner..

RESOLVED: (Unanimous) That the Eastbourne Borough Council Tree Preservation Order (Land at Arundel Court, 20 Arundel Road, Eastbourne, BN21 2EL) No.179 (2018) be confirmed without modification.

The meeting ended at 8.30 pm

Councillor Jim Murray (Chair)