

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 25 September 2018 at 6.00 pm

Present:

Councillor Jim Murray (Chair)

Councillors Janet Coles (Deputy-Chair), Sammy Choudhury, Paul Metcalfe, Md. Harun Miah, Colin Murdoch, Margaret Robinson and Barry Taylor

Officers in attendance:

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

Also in attendance:

Katie Maxwell, Committee Officer

43 Minutes of the meeting held on 28 August 2018.

The minutes of the meeting held on 28 August 2018 were submitted and approved and the Chair was authorised to sign them as an accurate record.

44 Apologies for absence.

There were none.

45 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 Coles declared a personal and prejudicial interest in minute 48, 60 Northbourne Road, as an acquaintance of the applicant. She withdrew from the room whilst the item was considered and did not vote thereon.

46 25 Rodmill Drive. Application ID: 180696.

Proposed erection of one three bed detached dwelling to include two off road parking spaces on land within curtilage of 25 Rodmill Drive – **RATTON**.

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.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
2018-36-02b;
2018-36-03c;
2018-36-04c;
2018-36-05c;
2018-36-06;
2018-36-07b;
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwelling house other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
4. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing dwelling at 25 Rodmill Drive.
5. The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plan site plan two cars to be parked on each site and to provide turning space to allow for vehicles to enter and leave the site in a forward gear. Thereafter, the parking and turning spaces shall be maintained in place throughout the lifetime of the development.
6. Before any work, including demolition commences on site a method statement shall be submitted to and approved in writing by the Local Planning Authority. This will detail:
 - (i) the estimated volume of spoil to be removed from the site;
 - (ii) a designated route or routes that vehicles may use when removing spoil from the site and all the routes of vehicles delivering construction materials
 - (iii) vehicle wheel cleaning provisions;
 - (iv) road cleaning provisions;
 - (v) Location, number and size of any temporary buildings/structures needed for the demolition/construction phases;
 - (vi) Details of site compound including means of enclosure;
 - (vii) Details of height of stored materials;
 - (viii) Details of site hoarding;
 - (ix) Confirmation that at all times materials, plant and machinery shall be stored within the confines of the site, and additionally shall be kept clear of all public highways and rights of way.The construction management plan must also include a pre-commencement condition survey of the existing grass verge, a post completion survey shall be carried out and any damage cause to the verge during construction shall be made good prior to the occupation of the dwelling to the satisfaction of the

Local Planning Authority. Upon approval the method statement shall be implemented to the satisfaction of the Local Planning Authority;

7. Prior to occupation of the approved dwelling, full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- (i) proposed finished levels or contours;
- (ii) site boundary treatment;
- (iii) car parking layouts;
- (iv) hard surfacing materials;
- (v) soft landscaping plans;
- (vi) written specifications (including cultivation and other operations associated with plant and grass establishment);
- (vii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- (viii) implementation timetables.

All hard and soft 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.

8. The hard standing areas hereby approved shall be surfaced in porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard standing to a permeable or porous area or suitable soakaway within the curtilage of the property.

Informative:

1. The applicant will be required to enter into a Section 184 Licence with East Sussex Highways for the provision of a new vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place.

2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 019) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements document, which has now been published and is available to read at <https://beta.southernwater.co.uk/infrastructure-charges>

Outline application (relating to layout, scale and means of access) for new build three storey residential accommodation consisting of nine separate residential units (5 x 1 bed, 2 x 2 bed, 2 x 3 bed) with 11 allocated car parking spaces.

(Amended description following the reduction in the size of the proposed development) – **UPPERTON**.

Mrs Smith addressed the committee in objection stating that the development would block the daylight to the rear building and would be harmful to the vulnerable residents living in her block.

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. Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

i) appearance (including full schedule of external materials);

ii) landscaping (including details of the green roof).

The reserved matters shall comply with the parameters set out for access, scale and layout established by this outline permission and be carried out as approved. Approval of all 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 following approved drawings:-

A002 - Site Plan;

D001 Rev. A - Ground Floor Plan as proposed;

D002 Rev. A - First Floor Plan as proposed;

D003 Rev. A - Second Floor Plan as proposed;

D005 Rev. A - South Elevation as proposed;

D006 Rev. A - West Elevation as proposed;

D007 Rev. A - North Elevation as proposed;

D008 Rev. A - East Elevation as proposed.

4. The development hereby permitted shall not be occupied until the new site access crossover shown on approved plan D001 Rev. A has been constructed and surfaced. The crossover shall thereafter be maintained in place throughout the lifetime of the approved development.

5. The development hereby permitted shall not be occupied until the 11 car parking spaces shown on approved plan D001 Rev. A have been surfaced and marked out. The parking spaces shall thereafter be maintained throughout the lifetime of the development and the land on which they are positioned be used for no purpose other than for the parking of vehicles.

6. The allocation of parking spaces to specific flats shall only be allowed with the prior written approval of the Local Planning Authority. A proportion of parking spaces must be retained as unallocated at all times.

7. The development shall not be occupied until the cycle parking area has been provided in accordance with approved plan D001 Rev. A and the area shall thereafter be retained for that use and for no other purpose.

8. Prior to the commencement of development, a construction traffic management plan (CTMP) shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include the size of construction and delivery vehicles, wheel cleaning facilities, traffic management (to allow safe access for construction vehicles), contractor parking and a compound for plant/machinery and materials clear of the public highway. Associated traffic should avoid peak traffic flow times.

9. Prior to commencement of development, a surface water management scheme shall be submitted to and approved by the Local Planning Authority. This should include, but not be limited to, the following details:-

- If surface water is to be discharged into the public sewer, it should be limited to a rate agreed with the utility provider and be no more than the existing run-off rate for all rainfall events, including 1 in 100 years (plus climate change). Evidence must be provided in the form of hydraulic calculations which take connectivity of the drainage system as well. Evidence of a rate of discharge being agreed with the utility provider must also be included.
- The condition of the surface water sewer which will take surface water runoff from the development shall be investigated and any required improvements that would be required.
- If relevant, evidence that third party landowners agree to the passage of drainage assets across their land.
- A management and maintenance plan for the entire drainage system clearly stating who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and evidence that the plan will remain in place throughout the lifetime of the development.

Informative:

The applicant will be required to enter into a Section 184 Licence with East Sussex Highways for the provision of a new vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place.

48 60 Northbourne Road. Application ID: 180231.

Proposed new two bedroom dwelling – **ST ANTHONYS.**

Mrs Appleyard addressed the committee in objection stating at the plans were not an accurate representation of the scheme. She also stated that there would be a loss of light, result in overlooking and would exacerbate the existing parking issues.

Mr Halliwell addressed the committee in objection stating that the proposal would result in overlooking and exacerbate the existing parking issues.

Mr Achilleous, applicant, addressed the committee in response stating that the siting of the access was the most appropriate given the existing double yellow lines. He also stated that the windows would be situated above the stairwell so as to not allow overlooking.

The committee was advised, by way of an addendum report, that revised elevated drawings had been received as the previous drawings were inconsistent with the floor plans recommended for approval. Officers outlined the detail to members for clarity, and suggested the appropriate amendments to condition two as detailed and included below.

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

Resolved: (By 6 votes with 1 abstention) 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 following approved drawings:
SK 3 Revision D;
SK4 Revision E;
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the existing or approved dwelling house (including any new window, dormer window, door, roof light or other openings) and no outbuildings shall be erected within the curtilage of the dwelling other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
4. Prior to the occupation of the proposed dwelling hereby approved, the fence located on the southern site boundary of the proposed property shall be positioned in the location shown on Drawing No. SK3 Revision B.
5. No part of the development shall be occupied / brought into use until visibility splays of 43 metres by 2.4 metres have been provided at the site vehicular access onto Finmere Road. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.
6. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref 3887, June 2018) and the following mitigation measures detailed within the FRA:
 - a. All mitigation measures listed in Paragraph 7.8 are incorporated.
 - b. Sleeping accommodation is located on the first floor throughout the lifetime of the development, and finished first floor levels are to be set no lower than 5.92mAOD as stated, to ensure safe refuge, as explained within Paragraph 7.8.
 - c. Site owners/occupiers sign up to the EA Flood Warning Service

(Paragraph 78), and an evacuation plan is implemented, including identification and provision of safe route(s) into and out of the site to an appropriate safe haven, as stated within the 'Flood Evacuation Plan' section of the FRA. This will need to be approved by the lead local flood authority.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

7 (i). The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

- a. a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
- b. a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
- c. a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

7 (ii). The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress; and
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i) (c).

8. Notwithstanding the plans hereby approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

9. The windows of the development shown on the approved plans as being obscure glazed shall remain obscure glazed and non-opening, unless the

parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Informative:

1. The applicant will be required to enter into a Section 184 Licence with East Sussex Highways, for the provision of a new vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place.
2. The applicant is advised that the proposed development is liable for CIL and as such the CIL process will commence once the decision notice has been issued.

49 74 Beach Road. Application ID: 180538.

Change of use extension and conversion of children's nursery, to form eight self-contained residential flats, consisting of five x 1 bed flats and three x 2 bed flats. (Amended description following reductions) – **DEVONSHIRE.**

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 following approved drawings:-
278100 No. 10 Rev A;
278100 Drawing No. 22 Revision A;
278100 Drawing No. 23 Revision A;
278100 Drawing No. 25 Revision A;
278100 Drawing No. 26 Revision A;
278100 Drawing No. 27 Revision A.
3. All external materials shall be in accordance with the schedule of materials provided on approved drawings 278100 Drawing No. 26 Revision A and 278100 Drawing No. 27 Revision A.
4. Prior to the occupation of the development, details of hard and soft landscaping, to include defensible space for ground floor amenity areas, details of a covered and secure bin store and details of all balcony screening, shall be submitted to and approved by the Local Planning Authority.
5. Prior to the commencement of development, details of the proposed means of foul sewerage and surface water disposal shall be submitted to, and approved in writing, by the Local Planning Authority, in consultation with Southern Water.
6. Prior to the occupation of the development, the following matters relating to sustainable urban drainage shall be addressed:-
 - a. Detailed design of the permeable pavement which is proposed by the FRA shall be provided and, thereafter, implemented. If connection

directly to the public sewer is proposed, surface water runoff should be limited to a rate agreed to by Southern Water for all rainfall events including those with a 1 in 100 (plus 40%) annual probability of occurrence. Hydraulic calculations should be submitted in support of the surface water drainage strategy together with evidence that Southern Water agrees to the proposed surface water discharge rate and connection.

b. If it is proposed to re-use existing connections, the condition of the existing surface water drain shall be investigated before discharge of surface water runoff from the development is made. Any required improvements to the condition of the surface water sewer shall be carried out prior to construction of the outfalls.

c. A maintenance and management plan for the entire drainage system shall be submitted to the planning. This plan shall clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development shall be provided to the Local Planning Authority.

d. Evidence (including photographs) shall be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs

7. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (v2, August 2018) and the following mitigation measures detailed within the FRA:

a. the cellar/basement level is to be filled in as part of the development, as stated in Paragraph 2.4, so it cannot be used for residential accommodation at any point in the future.

b. appropriate flood resistance and resilience measures are incorporated within the development, as detailed in Paragraph 8.1 and Appendix F, to help prevent flood water entering the property and limit the damage caused to the structure and fittings.

c. floor levels are to be raised at least 300mm above the existing ground level, set no lower than the 4.5mAOD suggested in Paragraphs 8.2 & 11.11 of the FRA to provide an additional margin of protection.

d. site owners/occupiers sign up to the Environment Agency's Flood Warning Service, as detailed in Paragraph 9.10 of the FRA, in order for them to have sufficient time to evacuate the site in advance should it be required.

e. a site-specific Flood Emergency Evacuation Plan is implemented as part of the development, as stated in Paragraph 9.12 and outlined in Appendix G. This is because ground floor occupants have no access to safe refuge on site (Paragraph 9.11), thus require identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied

within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

8. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

9. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- a. the anticipated number, frequency and types of vehicles used during construction,
- b. the method of access and egress and routeing of vehicles during construction,
- c. the parking of vehicles by site operatives and visitors,
- d. the loading and unloading of plant, materials and waste,
- e. the storage of plant and materials used in construction of the development,
- f. the erection and maintenance of security hoarding,
- g. the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- h. details of public engagement both prior to and during construction works.

Informative:

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 019) or www.southernwater.co.uk . Please read our New Connections Services Charging Arrangements document, which has now been published and is available to read at <https://beta.southernwater.co.uk/infrastructure-charges>

50 **Summary of Planning Performance - January 2018 - June 2018.**

The committee considered the report of the Senior Specialist Advisor for Planning which provided a summary of planning performance January 2018 to June 2018.

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.

51 South Downs National Park Authority Planning Applications.

There were none.

The meeting ended at 7.23 pm

Councillor Jim Murray (Chair)