

## **Planning Committee**

**Minutes of meeting held in Shackleton Hall, Welcome Building, Devonshire Quarter, Compton Street, Eastbourne, BN21 4BP on 19 April 2022 at 6.00 pm.**

### **Present:**

Councillor Jim Murray (Chair).

Councillors Peter Diplock (Deputy-Chair), Jane Lamb, Robin Maxted, Md. Harun Miah, Colin Murdoch, Barry Taylor and Candy Vaughan.

### **Officers in attendance:**

Neil Collins (Senior Specialist Advisor for Planning), Leigh Palmer (Head of Planning First), James Smith (Specialist Advisor for Planning), Joanne Stone (Lawyer, Planning), and Emily Horne (Committee Officer)

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### **91 Welcome and Introductions**

Members of the Committee and Officers present introduced themselves to all those who were present during the meeting.

### **92 Apologies for absence and notification of substitute members**

None.

### **93 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.**

None.

### **94 Minutes of the meeting held on 22 March 2022**

The minutes of the meeting held on 22 March 2022 were submitted and approved as a correct record, and the Chair was authorised to sign them.

### **95 Urgent items of business.**

There were no urgent items. An officer addendum, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

The business of the meeting was reordered from the agenda. Item 9, 6-8 Wilmington Gardens was considered prior to item 8, St Catherine's College,

Priory Road.

**96 61-63 Summerdown Road (Pentlow) ID: 220025 and 59 Summerdown Road (Summerdown) ID: 220045**

**220025** - Demolition of existing nursing home and redevelopment of site for residential use comprising 6no 4bed detached houses with garages, private parking and gardens and private access – **OLD TOWN**

**220045** - Demolition of existing nursing home and redevelopment of site for residential use comprising 4no 4bed detached houses with garages, private parking and gardens and private access – **OLD TOWN.**

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of an error on the date of the report which should have read 19 April 2022. The neighbouring property should have been referred to as No. 65 Summerdown Road, not No. 67 Summerdown Road. Para 8.9.2 was corrected to refer to two TPO trees, not one TPO. A number of annotated drawings had been submitted by the occupant of No.1 Summerdown Close, and four additional letters of objection had been received for applications 220025 and 220045.

The Chair exercised his discretion in allowing additional speakers to speak for and against the application, whilst giving equal speaking time to both sides to ensure natural justice.

Councillor Dow, Ward Councillor, addressed the Committee in objection to the application. Ms Penna Thakrar (Neighbour) spoke in objection to the application. Mr Robert Strange (Neighbour) also spoke in objection to the application. Mr Simon Franks (Agent) spoke in support of the application.

The Specialist Planning Officer responded to the matters raised in relation to groups of trees protected, density of the development, width of access, and height of the buildings in the street scene.

The Committee was of a mixed opinion. A few members raised concerns regarding access, design, building height and building line, loss of garden space and the development was overbearing and cramped. Other members supported the design of the development and welcomed the additional planting to mitigate the loss of two trees, and congratulated the Architect and Officers on reaching a compromise.

**Application 220025** - Councillor Taylor proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Vaughan and was carried.

**RESOLVED: by (6 votes to 2 against)** that planning permission be approved subject to Officers addressing the access arrangements for unit 1 and the conditions set out in the officer's report.

**Application 220045** - Councillor Vaughan proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Taylor and was carried.

**RESOLVED: by (6 votes to 2 against)** that Planning permission be approved subject to the conditions set out in the officer's report.

**97 Land rear of 48 St. Leonards Road, Commercial Road. ID: 210973**

3 Storey residential accommodation consisting of 17 dwellings - UPPERTON

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Members suggested a green roof, and it was confirmed this could be secured by a landscaping condition. There were some concerns regarding the lack of parking/cycle storage, but were advised that the development sought to maximise the footprint and therefore additional parking/cycle storage would reduce the number of flats.

Councillor Maxted proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Vaughan and was carried.

**RESOLVED: by (7 votes to 1 against)** that Planning permission be approved subject to a Section 106 agreement to secure affordable housing provision and a local employment training plan, green roof and the conditions set out in the officer's report.

**98 6-8 Wilmington Gardens. ID: 220012**

Outline application (with landscaping as a reserved matter) for conversion of building comprising 6-7 Wilmington Gardens (currently 24 x C3 apartments) and 8 Wilmington Gardens (C1 hotel) to provide total of 25 x 2 bed flats, including provision of a two storey rear extension, front extension, formation of basement light wells, alterations to facade, fenestration, roof and provision of communal bin and cycle storage areas along with other associated works - **MEADS.**

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of further comments submitted by the Council's Regeneration Officer.

Mr Louke Holland (Architect) addressed the Committee in support of the application.

The Committee welcomed the regeneration of the building, but raised concerns regarding the lack of financial appraisal, front façade, side entrance and window materials. It was asked if the iron balconies at the rear of the building could be splayed to match the existing balconies on the front of the building and if the repairs to the boundary wall, with an ornate pier and lamppost on corner, could be included in the redevelopment. Members asked if the Council's Conservation Area Advisory Group had been consulted on the application due to the site being located in the College Conservation Area.

Officers explained the building had been used as temporary accommodation and the viability of its use had been challenged by the Council's Regeneration Officer who was resistant to the loss of an hotel. The entrance to the building was on the side of the building, the window materials were secured by condition, and would be checked by the Conservation Officer, it was considered that the balconies were sympathetic to the building, and repairs to the boundary wall could be addressed under reserved matters as part of a landscaping condition. Consultation with the Council's Conservation Area Advisory Group was undertaken on a case by case basis.

The Committee requested the Conservation Area Advisory Group (CAAG) be formally consulted on the application in time for its next meeting in June 2022.

Councillor Diplock proposed a motion to approve the application in line with the officer's recommendation and subject to consultation with the Conservation Advisory Group. This was seconded by Councillor Lamb and was carried.

**RESOLVED: by (6 votes to 2 against)** that Planning permission be approved, subject to the Conservation Area Advisory Group agreeing that the proposal preserves or enhances the character and appearance of the conservation area, and subject to submission of acceptable landscaping details as reserved matters and the conditions set out in the officer's report. If the Conservation Area Advisory Group consider that the proposal fails to preserve the character and appearance of the conservation area, the application will be brought back to a future meeting of the Planning Committee for determination.

**99 St Catherine's College, Priory Road. ID: 211070**

Erection of two storey school sports hall - ST ANTHONYS.

The Senior Specialist Advisor (Planning) presented the report

The Committee was advised by way of an Addendum of an error on the date of the report which should have read 19 April 2022. Comments had been received from East Sussex County Council Flood Risk Management Team and Pevensy and Cuckmere WLMB. Several additional conditions were also recommended.

The Committee welcomed the proposal.

Councillor Taylor proposed a motion to approve the application in line with the

officer's recommendation. This was seconded by Councillor Miah and was carried.

**RESOLVED: (unanimously)** that Planning permission be approved subject to either a Unilateral Undertaking or S106 Legal Agreement for Local Labour Agreement and the conditions set out in the officer's report.

**100 Date of next meeting**

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 30 May 2022.

The meeting ended at 7.52 pm

Councillor Jim Murray (Chair)