

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 12 June 2023 at 6.00 pm.

Present:

Councillor Hugh Parker (Chair).

Councillors Amanda Morris (Deputy-Chair), Nick Ansell, Andy Collins, Penny di-Cara, Anita Mayes, Teri Sayers-Cooper and Ali Dehdashty.

Officers in attendance:

Leigh Palmer (Head of Planning First), Neil Collins (Senior Specialist Advisor – Planning), Helen Monaghan (Lawyer, Planning), Emily Horne (Committee Officer) and Sarah Lawrence (Committee Team Manager).

1 Introductions

A short period of silence was held in memory of Barry Taylor, former councillor, who suddenly passed away on Saturday, 10 June 2023.

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

2 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Jane Lamb and Councillor Candy Vaughan. Councillor di-Cara confirmed that she was acting as substitute for Councillor Lamb and Councillor Dehdashty confirmed he was acting as substitute for Councillor Vaughan.

3 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.

No declarations of interest were made at the meeting.

4 Minutes of the meeting held on 17 April 2023

The minutes of the meeting held on 17 April 2023 were submitted and approved as a correct record, and the Chair was authorised to sign them.

5 Urgent items of business.

There were no urgent items.

6 Officer Update

An officer addendum was circulated to the Committee prior to the start of the meeting, updating the report on the agenda with any late information (a copy of which was published on the Council's website).

7 13 Gorringe Road. ID: 220961

Change of Use from Residential Care Home (C2 use) to 11 bedroom HMO (Sui Generis use) with associated bin and cycle storage area – **UPPERTON**.

The Development Management Lead presented the report and advised the Committee of two additional conditions to be added to the conditions listed in the officer's report. These were: 1) To restrict and control the use as an HMO's within the Sui Generis Use Class, and 2) To restrict number of occupants to 11. Reason: To ensure rooms are single occupancy and not double occupancy and a minimum stay of 3 months by all individuals living within the building.

The Committee was advised by way of an Addendum that there were no further updates.

Dr Yusaf Samiullah OBE spoke on behalf of local residents in objection to the application. Sarah Collins, Agent, spoke in favour of the application. Councillor Maxted, Ward Councillor, addressed the Committee in relation to the application.

The Committee sought clarification on various points: enforcement of conditions, implications of advertisement of the site on Airbnb, access to bins and noise, parking, egress from property, tenancy requirements and display of management team's contact details.

Officers confirmed the retrospective application would be assessed on its own merits and neither this nor any current unauthorised use of the site (such as for Airbnb) were material and not valid reasons for refusal. Proposed conditions for a maximum of 11 occupants and minimum stay 3 of months would address these concerns and could be enforceable if the application was approved. Refuse collections/noise would be controlled by a condition and fire safety and means of escape would fall under Building Control. East Sussex County Council (ESCC), Highways, had considered there would no significant increase in street parking above the current use class. Officers were not aware of an interview process for HMO residents. Contact details for the building management company would be made available in the building and on the internet.

Councillor Morris put forward a proposal against the officer's recommendation to refuse the application for the reason of over intensive use of the site. This was seconded by Councillor di Cara and put to a vote and carried.

RESOLVED: (by 7 votes to 0 against, and 1 abstention) that the application

be refused subject to the following reason: The level of occupancy is considered to be an over intensive use of the property and likely to result in a material loss of residential amenity, contrary to policy B2 of the Eastbourne Core Strategy 2013, saved policy HO20 of the Eastbourne Borough Plan 2003 and National Planning Policy Framework (para. 174).

8 Lion Works, Sidley Road. ID: 220339

Demolition of the existing building and erection of 5no. 2 x bedroom dwellings – **DEVONSHIRE.**

The Development Management Lead presented the report.

The Committee was advised by way of an Addendum that there were no further updates.

Mr Keith Morris spoke on behalf of local residents in objection to the application. Patrick Griffin, Agent, spoke in favour of the application. Councillor Ewbank, Ward Councillor, addressed the Committee on behalf of residents and her fellow ward Councillors Holt and Bannister in relation to the application.

The Committee raised concerns regarding vehicular access, noise disturbance, storage, sewage/drainage/flooding and lack of outside space. Members also felt that the site provided a good development opportunity, offering much needed housing on a brown field site with access to public transport.

Officers confirmed that there was no emergency vehicular access to the site and parking was the responsibility of East Sussex County Council, Highways. Impacts of construction, vehicles, demolition and access would be controlled by a management plan condition. Sewage was for the statutory undertakers to agree and some attenuation measures, i.e. the provision of a green roof, were covered by a landscaping condition. Flood risk was dealt with by the Environment Agency and was considered to be acceptable and the floor space met the required standards. The Council had a duty to use land to deliver housing.

Councillor Morris put forward a proposal to approve the application in line with the officer's recommendation and the additional conditions set out in the officer's presentation. This was seconded by Councillor Dehdashty and was carried.

RESOLVED: (Unanimously) planning permission be granted subject to the conditions set out in the officer's report and presentation.

9 24 Hurst Road. ID: 230202

Variation of a condition 2 (Approved Plans) following grant of planning permission 26/10/2022(ref 220566) to include additional bedrooms to form 3no four-bedroom dwellings - **UPPERTON**

The application had been withdrawn by the applicant and was not considered by the Committee.

10 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 17 July 2023.

The meeting ended at 7.42 pm

Councillor Hugh Parker (Chair)