Tuesday 29 March 2011
at 6.00pm

EASTBOURNE
Borough Council
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Planning Committee

MEMBERS: Councillor Mrs MADELL (Chairman) SALSBURY (Deputy Chairman) Councillors BELSEY (as substitute for Taylor) BLOOM, Mrs GOODALL, MIAH and SZANTO.

(Apologies for absence were reported from Councillors Harris and Taylor).

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44 Minutes.

The minutes of the meeting held on 1 March 2011 were submitted and approved and the Chairman was authorised to sign them as a correct record.

NOTED.

45 Declaration of Interests.

There were none.

46 Report of Head of Planning on Applications.

1) EB/2010/0659 (OL) - **Land at the rear of 18-34 Rangemore Drive -** Re-development of garage block and rear gardens with the erection of 2 pairs of semi-detached two-storey houses with garages, a detached two-storey house with integral garage, and alterations to existing vehicular access to Rangemore Drive (outline application) – **RATTON.**

Members were reminded that this application was reported to Planning Committee on the 1st March 2010 and for ease of reference the full minute and the officer's description were detailed within the report.

As highlighted by the minute, Planning Committee resolved not to determine the application but to defer it so that a draft reason for refusal could be formulated by officers and that this reason for refusal be reported back to Planning Committee so that it could be discussed and ratified by Members.

(NB: Councillor Mrs Salsbury chaired the meeting. Councillor Mrs Madell did not attend the previous meeting and was advised that, should the Chairman's casting vote be required; it would be inappropriate for Councillor Madell to vote as she had not been privy to the full application presentation at the previous meeting. Councillor Miah was also not present at the previous meeting and was advised that he should not take part in the vote on the reasons for refusal for this item as Councillor Miah had also not been privy to the presentation at the previous meeting).

RESOLVED: (By 2 votes to 1 with 4 abstentions) That the application be refused on the grounds that, Members, whilst minded of the recent planning history of this site and specifically the commentary within the Inspectors decision letter, (Planning Inspectorate reference APP/T1410/A/10/2131770) gave in their assessment of the merits of the scheme materially greater weight to impacts upon residential amenity than did the Planning Inspector; and whilst the planning history of the site was acknowledged and that the principle of re-development on the application site may be acceptable, as outline planning permission had been previously granted for 2 dwellings on part of the site, the proposal to provide 5 new dwellings represented a form of development of the site that was likely to be to the detriment of the amenities enjoyed by occupiers of surrounding residential properties, by reason of loss of outlook and increased overlooking. In addition, it was considered that the additional vehicle movements associated with the development, by reason of noise and general disturbance would also be detrimental to neighbouring residential amenity. The proposal was therefore contrary to policies HO6 and HO20 of the Eastbourne Borough Plan 2001 2011.

47 Vote of Thanks

The Regulatory and Litigation Lawyer advised the committee, Mr Andrew Battams case officer for the previous application had come to the end of his temporary contract with Eastbourne and would be leaving the authority. The Committee took regard and expressed their thanks to Mr Battams for his hard work and efforts over the previous eight years and wished Mr Battams well for the future.

NOTED.

The meeting closed at 6.10p.m.

Councillor Mrs Salsbury
(Deputy Chairman in the Chair)