

Planning Committee

MEMBERS: Councillor UNGAR (Chairman); Councillor HARRIS (Deputy Chairman); Councillors Mrs COLES (as substitute for Murray) Mrs HEARN, JENKINS, MIAH, TAYLOR and Mrs WEST.

An apology for absence was reported from Councillor Murray.

17 Minutes.

The minutes of the meeting held on 12 July 2011 were submitted and approved and the Chairman was authorised to sign them as a correct record.

NOTED.

18 Declaration of Interests.

There were none.

19 Report of Head of Planning on Applications.

1) EB/2011/0222 - Former Toyota Garage, Churchdale Road - Demolition of existing building and erection of thirteen 2 storey/3 bedroom houses with front and rear gardens – **ST ANTHONYS**. Two letters of objection had been received.

The relevant planning history for the site was detailed within the report.

The observations of the Arboriculturalist, Environmental Health, Highways, Planning Policy and Environment Agency were detailed within the report.

RESOLVED: (By 7 votes to 1) That permission be granted subject to the following conditions: 1) Time Limit 2) Vehicular crossing 3) Demolition 4) Samples of materials 5) According to plans 6) Hard and Soft Landscaping 7) Full boundary treatment to be submitted 8) Levels 9) Treatment of contaminated land

2) EB/2011/0273 - 1a West Street - Addition of a second floor – **MEADS**. Seven letters of objection had been received.

The relevant planning history for the site was detailed within the report.

The observations of the Conservation Officer were detailed within the report.

RESOLVED: (Unanimous) That permission be refused on the grounds that the proposed development would represent an incongruous and strident feature on the building and in the street scene, and would have an adverse impact on the character and appearance of the area by reason of its height, siting, design and materials; furthermore the proposal would result in overlooking of, and loss of outlook from, the adjoining properties and therefore the amenities of the residential occupiers. As such the proposal would conflict with the relevant policies in the Eastbourne Borough Plan 2001-2011 and the Eastbourne Townscape Guide (Supplementary Planning Guidance).

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

3) EB/2011/0275 - 117a Green Street - Erection of a single storey extension at rear to enlarge kitchen and form garage and store, with vehicular access from Northiam Road - **OLD TOWN**. Nine letters of objection had been received.

The observations of the Highway Authority were detailed within the report.

The committee raised concerns regarding the access to the site.

RESOLVED: (Unanimous) That permission be refused on the grounds that 1) the proposed development, by reason of its scale, height, bulk and siting, would result in an overdevelopment of a restricted site, which would be detrimental to the character and appearance of the area and the amenities of adjacent residents. As such, the proposal would be contrary to the relevant policies in the Eastbourne Borough Plan 2001-2011. 2) The proposals by reason of the location of the garage in proximity to a highway junction with access onto a narrow carriageway that provides a high level of on street car parking and carries a high level of local traffic would be likely to result in highway safety issues as well as potentially resulting in the loss of more than one on street parking space which would place an additional burden on the capacity of the local highway network to provide on street parking in an area where there is no alternative. The scheme is considered therefore to be contrary to the relevant policies of the Eastbourne Borough Plan 2001 - 2011

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

4) EB/2011/0293 (CONS AREA) - Old Town Service Station, 11 High Street - Display of an externally illuminated fascia sign and an internally illuminated free standing pricing sign – **UPPERTON**.

The relevant planning history for the site was detailed within the report.

The observations of the Highway Authority and Conservation Officer were detailed within the report.

At their meeting on 19 July 2011, the Conservation Area Advisory Group noted that the proposal represented an improvement, and raised no objections.

Councillor Liddiard, Ward Councillor, addressed the committee stating that there should be tighter controls on the hours of illumination for the signage.

The committee agreed that there should be controls over the hours of illumination and expressed concern regarding the placement of the new pole sign and its proximity to the Manor House and its setting in the surrounding conservation area.

RESOLVED: (Unanimous) That permission be refused on the grounds that 1) the location of the illuminated freestanding pricing sign in close proximity to the existing pedestrian crossing, has an adverse impact on highway safety. 2) The location of the free standing pricing sign in close proximity to the adjacent listed building, has an adverse impact on its setting, and the character and appearance of the wider Old Town Conservation Area. 3) The size, design and degree of illumination of the fascia sign, has an adverse impact on the character and appearance of the Old Town Conservation Area. 4) Further to Reasons 1, 2 and 3 above, the signs fail to comply with Policy UHT12 of the Eastbourne Borough Plan 2001-2011.

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

5) EB/2011/0331 - 44 Marsden Road - Retention of an outbuilding to be used as a playroom – **ST ANTHONYS**. One letter of objection had been received.

RESOLVED: (Unanimous) That this item be deferred to seek further clarification regarding the submitted drawings.

20 South Downs National Park Authority Planning Applications.

None reported.

The meeting closed at 7.08 p.m.

**Councillor Ungar
(Chairman)**