

Tuesday 27 September 2011
at 6.00pm



Planning Committee

MEMBERS: Councillor UNGAR (Chairman); Councillor HARRIS (Deputy Chairman); Councillors Mrs Coles (as substitute for Hearn), LIDDIARD (as substitute for Jenkins), MIAH, MURRAY, TAYLOR and Mrs WEST.

(Apologies for absence were reported from Councillors Mrs Coles and Jenkins)

28 Minutes.

The minutes of the meetings held on 30 August and 1 September 2011 were submitted and approved and the Chairman was authorised to sign them as a correct record.

29 Declaration of Interests.

There were none.

30 Report of Head of Planning on Applications.

1) EB/2011/0180 - 45-47 Green Street - Re-installation of air conditioning/ventilation system for ground floor retail unit and retrospective application under section 73a for the retention of a close boarded fence on rear boundary wall – **OLD TOWN**. Two representations had been received.

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

The committee were advised that the applicant had requested that the application be deferred to allow the sourcing of a quieter air conditioning / ventilation system. Members were concerned that delaying the decision on the current proposals would be detrimental to residents in the surrounding area and agreed that should the application be refused the Council should commence with enforcement action at the earliest opportunity.

RESOLVED: (Unanimous) That permission be refused for the following reason: 1) that the existing noise levels have a seriously adverse impact on the amenities of nearby residents, and no evidence has been submitted support the premise that the proposed development would reduce the noise levels to an acceptable degree. 2) and that officers to expedite enforcement action to secure the removal of the unauthorised equipment

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.

2) EB/2011/0276 - 346 Seaside - Erection of four storey building comprising a retail shop (Class A1) on the ground floor and nine flats (8No. two bedroom and 1No. one bedroom) on the upper floors, together with associated car parking and cycle stores and access from Churchdale Road – **ST ANTHONYS / DEVONSHIRE**. One letter of representation had been received.

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

The observations of Southern Water, the Council's Planning Policy Officer, Highway Authority, and the Council's Economic Development Officer were detailed within the report.

Mrs Patel addressed the committee in objection stating that there were concerns regarding the traffic and parking in and around the surrounding areas, and potential loss of jobs due to reduced trade.

Mr Kelf, applicant, addressed the committee in response stating that a total of 24 jobs would be created for local residents – 84% of Co-Op staff live within a quarter mile of the store.

RESOLVED: (Unanimous) That be permission be granted subject a unilateral undertaking dated 25 July 2011; and the to the following conditions: 1) Commencement of development within three years 2) Drawing Nos. of approved plans 3) Samples of materials to be submitted (++) 4) Restriction of times for building operations 5) Submission of details for foul and surface water sewerage disposal (++) 6) Submission of landscaping scheme (++) 7) Provision of on-site wheel washing facilities 8) Submission of further details of boundary treatment (++) 9) Finished floor levels 10) Submission of details of a sustainable surface water drainage system (++) 11) Submission of flood resilient and resistant construction techniques and flood evacuation plan (++) 12) Unidentified contamination 13) No occupation until on-site parking provided 14) No occupation until cycle parking provided 15) No burning of waste on site 16) Minimisation of dust from demolition (++) 17) Submission of details of haulage route and storage compound (++) 18) Separate foul and surface water drainage 19) Surface water from roofs to be piped to an approved surface water system 20) Windows in side elevation adjacent to 344 Seaside to be glazed in obscure glass 21) Submission of bird deterrent measures (++) 22) No occupation until turning space for vehicles provided 23) No occupation until existing accesses have been stopped up and kerbs and footways reinstated 24) No occupation until new access provided 25) Provision to be made to prevent discharge of water from site to highway 26) Submission of Travel Plan Statement (++) 27) Hours of opening and servicing

31 South Downs National Park Authority Planning Applications.

None reported.

32 Draft Meads Conservation Area Appraisal and Management Plan.

Members considered the report of the Planning Policy Manager seeking authority for consultation on the draft Meads Conservation Area Appraisal.

Members noted that the draft Meads Conservation Area Appraisal set out the special interest of the area and reviews the boundary of the existing Conservation Area, with a recommendation for the boundary to remain as it was. The Meads Conservation Area Appraisal was the third of a rolling Programme of Appraisals (Upperton Conservation Area was adopted in December 2010 and Warrior Square Conservation Area Appraisal was adopted in March 2011) to cover all the remaining Conservation Areas in the Borough.

The purpose of the draft Meads Conservation Area Appraisal was to define the special architectural and historic interest of the designated area in the form of a detailed character analysis. The Character Appraisal included a review of the Conservation Area boundary. The draft Appraisal also contained a Management Plan, which aimed to manage change in ways that maintained and strengthen the area's special qualities.

Members noted that it was proposed to carry out public consultation on the draft Meads Conservation Area Appraisal with residents and occupiers of the area through advertising with local community groups, and an exhibition would also be held. Copies of the document would be available to view and download on the Council's website at www.eastbourne.gov.uk and at the Council's main office at 1 Grove Road, Eastbourne, during office hours for the 12 week consultation period. The consultation period would start on the 30 September 2011 and run until the 23rd December 2011 in compliance with the Council's adopted Statement of Community Involvement.

RESOLVED: That the commencement of the 12 week public consultation period beginning 30 September 2011, be approved.

The meeting closed at 6.40pm.

**Councillor Ungar
(Chairman)**