PLANNING & LICENSING COMMITTEE

Tuesday 9 March 2004

PRESENT:

Councillor BERRY (Chairman); Councillor SKILTON (Deputy Chairman); Councillors BOWKER, ELKIN, MARSH, Mrs POOLEY, STEVENS and TESO.

57. MINUTES. The minutes of the meeting held on 10 February 2004 were submitted and approved and the Chairman was authorised to sign them as a correct record.

58. REPORT OF HEAD OF PLANNING ON APPLICATIONS.

(1) EB/2004/0069 - Land adjacent to 12 Beltring Terrace - erection of detached two bedroom dwelling – DEVONSHIRE. The Committee was advised that the application had been withdrawn.

NOTED.

(2) EB/2004/0033(LA) - Land at rear of Willingdon Trees Community Centre, Holly Place - extension to existing basketball facility to provide a multi-court youth facility to include enlarged tarmac area within heavy duty panelled fencing - HAMPDEN PARK. Three letters of objection and a petition containing 11 signatures were reported from local residents. Members were advised that details of the proposed fencing had been submitted and approved. The Parks and Gardens Manager reported that once the facility was installed it would be subject to regular inspections and maintenance.

RESOLVED: Permission granted subject to condition D1.1 Commencement of development within five years.

(3) EB/2004/0077(RM) - Land within the curtilage of 29 Friday Street - erection of a chalet bungalow together with provision of two semi-detached garages and two parking spaces at the rear – LANGNEY. The Committee was advised that the application had been withdrawn.

NOTED.

(4) EB/2004/0003 - 39 Friday Street - erection of pitch roof garage at front – LANGNEY. Three letters of objection were reported from local residents. The Highways Manager raised no objections to the proposal. The observations of the Downland, Trees and Woodland Manager were set out in the report.

RESOLVED: Permission refused on the grounds that the garage, by virtue of its prominent location well forward of the established building line, would be out of character with the appearance of the street and detrimental to the visual amenity of the area, contrary to the Policies, UHT1, UHT4 and HO20 of the Eastbourne Borough Plan (2001 – 2011).

(5) EB/2003/0759(OL) - 20 Granville Road - demolition of existing property and erection of four storey block of flats including underground access to car parking at rear (10 units) (amended plans) – MEADS. The observations of Southern Water, the Crime Prevention Design Adviser, on behalf of Sussex Police, Environment Agency, Highways Manager and the Downland, Trees and Woodland Manager were set out in the report. One letter commenting on the amended plans was reported from a local resident.

RESOLVED: (1) Permission granted subject to conditions (1) Approval of the details of the siting, design, landscaping, external appearance of the site and means of access (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority by application before any development is commenced; (2) Application for the approval of the

reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission; (3) The development hereby permitted shall be begun before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later; (4) A9.3 Submission and approval of landscaping scheme; (5) C5.3 Hours of operation (during demolition and construction); (6) A2 Submission of samples of facing materials; (7) That details of the provision to be made for the storage and collection of household waste (including materials for recycling) and for access thereto by the occupiers of the building, shall be submitted to and approved by the Head of Planning, before the development hereby authorised is commenced; (8) Provision must be made to prevent the discharge of water from the site onto the public highway and similarly, to prevent the discharge of surface water from the highway onto the site; (9) Vehicular access to the site over the footway should be 4.5 metres wide and 2 metre by 2 metre pedestrian visibility splays shall be provided on both sides of the driveway; (10) The finished surface of the private drive should not result in loose material being deposited onto the public highway; (11) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BA 5911:1982 with an overall capacity compatible with the site being drained; (12) Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material; (13) Prior to commencement of development on site full details of the proposed means of foul and surface water disposal shall be submitted to and approved by the Head of Planning in consultation with Southern Water Services; (14) That before the development hereby approved is commenced, details of measures for bird deterrent shall be submitted to and approved by the Head of Planning. The approved measures shall be implemented before the building is first occupied.

(2) That an Informative be attached to the Decision Notice advising the applicant that the indicative sketch designs of the proposed block of flats submitted with the application are not considered appropriate for the area.

(6) EB/2004/0007 (CONS AREA) - 10 Lismore Road - vehicle crossover and parking bay – MEADS. The Highways Manager objected to the proposal as there was insufficient space to provide the required turning space within the site. The Consultant Historic Buildings Advisor and the Conservation Area Advisory Group at its meeting on 6 January 2004 raised no objections to the proposal.

RESOLVED: Permission refused on the grounds that the proposal fails to comply with the Highway Authority's standards in respect of turning areas for accesses onto classified roads, as set out in the East Sussex County Manual for Estate Roads. The proposal would thereby be seriously detrimental to highway safety, as vehicles would be unable to enter and leave the site in a forward gear.

(7) EB/2004/0041 - 10/12 Grange Road - change of use to allow conversion of two flats (C3) to pupil studies (D1) – MEADS. One letter of objection was reported from a local resident.

RESOLVED: Permission granted subject to conditions (1) D1.1 Commencement of development within five years; (2) That the staircase located in 10 Grange Road shall be used as an emergency means of escape and not for general access to the study rooms located in 10 and 12 Grange Road.

(8) EB/2004/0048(ADV) - 34 Meads Street - display of externally illuminated fascia signs and two externally illuminated projecting signs – MEADS. Amended plans had been received in response to the concerns of the Consultant Historic Buildings Adviser.

RESOLVED: Express consent granted subject to condition that within 12 weeks of the date of this consent the following changes will be actioned: (i) The backboards on the fascias shall be removed and the fascias refixed to the face of the building with a projection of no more than 40mm; (ii) The illumination to the fascia and projecting signs on the Matlock Road frontage shall be permanently removed; (iii) The "Post Office" and "National Lottery" projecting signs adjacent to the front entrance door shall be permanently removed.

(9) EB/2004/0051 - 40 South Street - change of use from retail (A1) to estate agents (A2) – MEADS. Five letters of objection were reported from local residents. The Town Centre Events Manager expressed concern regarding the impact on the viability of the area for existing traders.

RESOLVED: Permission granted subject to conditions (1) D1.1 Commencement of development within 5 years; (2) A12 Provision of appropriate window display.

(10) EB/2004/0098 - 15 Friston Avenue - erection of detached double garage and extension at side and rear – RATTON. Six letters of objection were reported from local residents. The observations of the Downland, Trees and Woodland Manager and the Highways Manager were set out in the report.

RESOLVED: Permission granted subject to conditions (1) D1.1 Commencement of development within 5 years; (2) A3 Use of matching materials; (3) That, before the garage is first brought into use, provision shall be made within the site for the disposal of surface water so as to restrict its discharge onto the highway, to the satisfaction of the Highway Authority; (4) The finished surface of the forecourt surrounding the garages shall be of a material that does not result in loose material being deposited on the public highway; (5) That no development work shall commence on the site before the relocation of the lamp column is agreed with East Sussex County Council.

(11) EB/2004/0061 - Crossways Service Station, 199 Willingdon Road - installation of a jet wash car bay – RATTON. One letter of objection was reported from a local resident. The observations of Southern Water and the Environment Agency were set out in the report. The Highways Manager raised no objections to the proposal. Councillor Lucas addressed the Committee regarding the need for adequate drainage and screening of sufficient height to contain the spray from the jet wash. Amended plans had been received which provided a partial upstand to enable the structure to blend in with the adjacent buildings. An additional condition to prevent spray drifting to adjacent sites was agreed.

RESOLVED: Permission granted subject to conditions (1) D1.1 Commencement of development within five years; (2) That before the development hereby approved is commenced a scheme for the discharge of effluent from the jet wash shall be submitted to and approved by the Head of Planning in conjunction with Southern Water and the Environment Agency. The approved scheme shall be completed before the jet wash is first brought into use; (3) That samples of the tiles shall be submitted to and approved by the Head of Planning before the development is commenced; (4) That the development hereby approved shall not result in any water spray/vapours being deposited on adjacent premises, and in the event that this occurs, details of a scheme to prevent such a discharge shall be submitted to and approved by the Head of Planning and thereafter implemented to the satisfaction of the Local Planning Authority.

(12) EB/2004/0071 - 10 Horsye Road - two storey side extension and rear conservatory - ST. ANTHONY'S. The observations of the Highways Manager and the Contaminated Land Officer were set out in the report.

RESOLVED: Permission granted subject to conditions (1) D1.1 Commencement of development within five years; (2) A3 Use of matching materials; (3) Before the development commences, the tapered kerb to the front of 8 Horsye Road is to be re-positioned and the dropped kerb to be extended to assist access to the garage of 8 Horsye Road at the applicant's expense; (4) Before development or construction commences a site investigation to determine the landfill gas regime present on site shall be conducted. Details of the proposed investigation shall be submitted to, and approved in writing by, the Head of Planning prior to that investigation being undertaken. Following the approved investigation the results and conclusions shall be submitted to the Head of Planning for written agreement. If the investigation results indicate that the gas regime poses no risk of harm, development shall not commence until approved in writing by the Head of Planning. If the investigation results indicate that the gas regime does pose a risk of harm, remediation measures shall be incorporated into the development to prevent the adverse impact of any landfill gas. Details of the proposed remediation measures shall be submitted to, and approved in writing by, the Head of Planning prior to those remediation measures being undertaken. If any such remediation measures are undertaken, successful completion shall be confirmed in writing to the Head of Planning by a suitable qualified person prior to any part of the development being occupied.

(13) EB/2004/0034 - Caffyns VW Site, Hammonds Drive - provision of vehicular access (inwards only) from Lottbridge Drove - ST. ANTHONY'S. The Highways Manager raised objections to the proposal as the proposed access would affect highway safety and would set a dangerous precedent for future accesses to other premises on Lottbridge Drove.

RESOLVED: Permission refused on the grounds (1) That the proposed development by virtue of slowing, stopping and turning traffic, approaching and using the deceleration lane, give rise to traffic hazards which are likely to adversely affect road safety of users of Lottbridge Drove, a dual-carriageway characterised by fast and busy traffic conditions; (2) That the proposed development contravenes the transport strategy for access roads from Lottbridge Drove and could jeopardise the St. Anthony's and Southbourne road link designated under Policy TR16 of the Eastbourne Borough Plan (2001-2011).

(14) EB/2004/0096 - Land adjacent to Key West, Phase 6, Sovereign Harbour - residential development of 6 no. 2 bedroom flats, associated parking, promenade extension and parking for 41 no. cars – SOVEREIGN. Thirty-five letters of objection were reported from local residents. An additional 48 letters of objection and a petition containing 127 signatures were reported at the meeting. The observations of the Highways Manager were set out in the report.

Mr T Hassal, Mr R Moakes, Mrs C Colder and Councillor Williams addressed the Committee against the proposal.

RESOLVED: Permission refused on the grounds that the proposal constitutes an undesirable form of residential development, which by reason of its position, massing and design would result in over-shadowing, loss of privacy and increased general disturbance to the detriment of nearby residential properties, as well as adversely affecting the visual amenities of the area. As such, the proposed development is considered to be contrary to Policies UHT1, UHT4, UHT 7, UHT8 and HO20 of the adopted Eastbourne Borough Plan 2011-2011.

(15) EB/2004/0067 - 11 Laleham Close - single storey extensions at side and rear – UPPERTON. The County Archaeologist had recommended a watching brief.

RESOLVED: Permission refused on the grounds (1) That the proposed extensions would, by reason of their design, height, bulk and projection forward of the building line in Laleham Close, result in dominant and incongruous features in the streetscene to the detriment of the visual amenities of the area; (2) That further to reason 1 above, the proposal would not comply with Policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001-2011.

59. PLANNING APPEAL - 12 AYSCUE CLOSE – EB/2003/0477. The appeal against refusal to grant

permission for the erection of a single storey rear extension and a first floor side extension was dismissed by the Inspector for the following reasons:

The Inspector concluded that the extensions were substantial in scale in relation to the size of the existing building and in the context of the scale of the other buildings situated within Ayscue Close. The harmful impact of the development on the living conditions of the occupiers of the adjacent dwelling and the character of the streetscene were unacceptable as a result of the over-dominance and physical build of the extensions in close physical relationship to No 11 Ayscue close. Whilst no undue overlooking would occur, the extensions would have an overpowering and oppressive presence.

If the development proceeded, the visual symmetry and architectural balance of 10, 11, 12 and 14 Ayscue Close would be seriously diminished and compromised when the houses were viewed from the road. The dwellings facing the road at the eastern end comprised a compact, horseshoe-shaped cluster with the gap where the side extension would be erected in its central, pivotal point. With the obvious sideward expansion of the pitched roof to the appeal property into the gap at first floor level, the design balance would be forfeited and the neatness and simplicity of this arrangement and the visually important separation of the buildings would be lost. It was considered that this attribute of the Close was worthy of preservation in its own right.

The meeting closed at 5.40 p.m.

CJ BERRY

Chairman