Tuesday 28 October 2008
at 6.00pm

EASTBOURNE
Borough Council

Planning Committee

MEMBERS: Councillor Mrs MADELL (Chairman) Councillor HARRIS (Deputy Chairman) Councillors BELSEY (as substitute for TAYLOR) Mrs GOODALL, GOODWIN, Mrs HEAPS, Mrs POOLEY (as substitute for MIAH) and SALSBURY (as substitute for Bloom).

(Apologies for absence were reported from Councillor Bloom, Miah and Taylor).

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24 Nomination of Deputy Chairman.

It was proposed by Councillor Madell and seconded by Councillor Harris:-

"That Councillor Mrs Goodall be appointed Deputy Chairman for the duration of the meeting held on 28 October 2008".

RESOLVED: That Councillor Mrs Goodall be appointed Deputy Chairman for the duration of the meeting held on 28 October 2008.

25 Minutes.

The minutes of the meeting held on 30 September 2008 were submitted and approved and the Chairman was authorised to sign them as a correct record.

26 Declaration of Interests.

Councillors Harris, Goodwin, Heaps, Pooley and Salsbury declared a personal and prejudicial interest in items 5 and 6 as members of the Liberal Democrat party and users of the buildings as their party headquarters and withdrew from the room whilst this application was considered. Councillor Madell had been granted a special dispensation allowing participation and remained in the room and voted on this item.

Councillor Madell declared a prejudicial interest in item 15 as an active campaigner against the application and withdrew from the room whilst this application was considered.

27 Report of Head of Planning on Applications.

1) EB/2008/0395(FP) - ELM LODGE, 107-109 ENYS ROAD, EASTBOURNE - Erection of a two-storey side extension and a single storey rear extension to residential care home – UPPERTON. Two letters of objection had been received.

Mrs Caird addressed the committee in objection to the proposal stating that the scheme would be an overdevelopment, and would result in overlooking. In addition Mrs Caird felt that the proposal would increase the dangers for motorists and would cause severe disruption during the construction.

RESOLVED: (**On the Chairman's casting vote**) That permission be refused for the proposed extensions on the grounds of the likely impact on visual and residential amenity.

2) EB/2008/0469(FP) - LAND BETWEEN ASTAIRE AVENUE AND ST PHILIPS AVENUE, EASTBOURNE - Erection of four bungalows for disabled people - ST. ANTHONYS. One letter of objection and one letter of support had been received.

Members recalled that at the meeting of the Planning Committee on 2 September 2008, it was resolved to grant planning permission for the development described above, subject to conditions and subject to the prior conclusion of a S.106 Agreement. Prior to the legal agreement being signed and the planning permission being issued, Full Council on 17 September 2008 referred the application back to this Committee as Councillor Tutt in his capacity as ward Member and representative of the local community, considered that there were additional material considerations that had not been fully explored. These related to highway safety issues and ongoing work in respect of traffic calming measures in the area.

The Transport and Environment Department of East Sussex County Council was therefore notified of the decision to refer the planning application back to the Planning Committee and was asked to provide details of the ongoing work in respect of traffic calming measures in the area and whether there were any reasons on highway safety grounds that the application should be refused. The observations of the East Sussex County Council's Team Manager of Transport Development Control were detailed within the report.

The report to the Planning Committee on 2 September was also detailed.

Miss Bennett addressed the committtee in objection stating that she had concerns regarding the declarations of interest at the previous meeting when this item was discussed. In addition Miss Bennett felt that the proposal would seriously impact on traffic and would be an overdevelopment of the site.

The Interim Solicitor to the Council responded to Miss Bennett's concerns regarding the declarations of interests, and referred to a letter from Miss Bennett, to which a response would be received shortly.

Mr Mignot addressed the committee in objection stating that the proposal would affect the access routes for all residents in the area. Mr Mignot also referred to an outstanding complaint against a member of the committee.

The Interim Solicitor to the Council responded to Mr Mignot concerns regarding the outstanding complaint, and advised that the process for complaints did not affect the consideration of the item.

Councillor Tutt, Ward Councillor for St Anthonys, addressed the committee in objection raising concerns regarding road safety, queuing traffic and potential accidents. Councillor Tutt also advised that a petition for Road Safety had been submitted to East Sussex County Council, but the costs for improving safety in this area had proved to be prohibitive.

Mr Hudson addressed the committee in support of the application stating that the scheme would not impact as much as suggested and that hopefully the new devleopment would alleviate fly-tipping in this area.

Mr Williams the applicant addressed the committee in response stating that the Highways Authority had raised no objections and that the area had been listed as low priority for traffic calming measures. Mr Williams also pointed out that the application was for the four additional dwellings and that eight dwellings had already been given approval.

RESOLVED: **(By 4 votes to 3 with 1 abstention)** That subject to the prior conclusion of a S.106 Agreement to secure financial contributions towards compensatory flood storage provision and to ensure the residential units (i.e. the four units which are the subject of this application and the eight units that were granted planning permission on appeal) will be specifically designed and adapted for use of and occupation by disabled people and for no other purpose within Class C3 of the Town and Country Planning (Use Classes) Order 1987, permission be granted subject to the following conditions: (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) That all materials used in the external surfaces of the development hereby permitted shall match those on the existing buildings on site in terms of type, texture and colour. (3) a) No works or development shall take place until full details of both hard and soft landscape proposals have been submited to and approved by the Local Planning Authority. These details shall include, as appropriate (i) proposed finished levels or contours; (ii) means of enclosure; (iii) car parking layouts; (iv) other vehicle and pedestrian access and circulation areas; (v) hard surfacing materials; (vi) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting) (vii) proposed and existing functional services above and below ground (eg. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc); (viii) retained historic landscape features and proposals for restoration, where relevant; (ix) planting plans; (x) written specifications (including cultivation and other operations associated with plant and grass establishment); (xi) schedules of plants, noting species, planting sizes and proposed numbers/densities wher appropriate; (xii) implementation timetables. b) All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting are removed, die or become, in the opinion of the Local Planning Authority, seriosly damaged or defective, shall be replaced as soon as is reasonably practicable with others of species,

size and number as originally approved, unless the Local Planning Authority gives its written consen to any variation. (4) That, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no buildings, structures, walls or fences of any kind shall be erected within the curtilages of the dwellings hereby permitted and no windows, dormer windows, doors or openings of any kind (other than those expressly authorised by this permission) shall be provided on the dwellings without the prior approval in writing of the Local Planning Authority. (5) No development shall take place until full details of the proposed means of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision to prevent the discharge of water from the site onto the public highway and from the public highway onto the site. No dwelling shall be occupied until the works have been carried out in accordance with the approved details. (6) There shall be no discharge of foul or contaminated drainage into either groundwater or any surface waters, whether direct or via soakaways. (7) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained. (8) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained. (9) That prior to the commencement of the development hereby approved, details of the ridge heights of the four additional bungalows shall be submitted to and approved by the Local Planning Authority. (10) That no demolition, site clearance or building operations shall take place except between the hours of 8.00am and 6.00pm on Mondays to Fridays and 8.00am and 1.00pm on Saturdays and that no works in connection with the development shall take place on Sundays or Bank/Public Holidays.

3) EB/2008/0471(FP) - ST WILFRIDS HOSPICE, 2 - 4 MILL GAP ROAD, EASTBOURNE - Demolition of existing buildings and provision of new hospice building, to include day therapy, 15 inpatient rooms, administration/education facilities, catering facilities and 29 below ground parking spaces, together with replacement boundary walls – UPPERTON. Eight letters / emails of objection had been received.

The observations of the Conservation Officer, the Assistant County Archaeologist, the Highway Manager, the Environment Agency, the Design Review Panel, the Arboricultural Officer and the Assistant Environment Health Officer were detailed in the report.

The observations of the Highways Manager were reported at the meeting.

At their meeting on 26 August 2008, the Conservation Area Advisory Group commented that the design was out of keeping with the surrounding area and objected to the loss of trees and wall. The Group did support the redevelopment of the hospice.

Mr Awdry addressed the committee in objection stating that he fully supported the work of St Wilfrid's and understood the need for expansion, however, the scale and design of the proposed building was to large, that there would be overlooking and a loss of privacy and light.

Councillor Hough addressed the committee in objection raising concerns for the overall size and loss of trees.

Ms Kara Bishop, Chief Executive, St Wilfrid's Hospice addressed the committee in support campaigning for the redevelopment on behalf of the patients.

The Committee expressed their admiration and support for St Wilfrid's Hospice.

RESOLVED: (**By 7 votes to 1**) That permission be refused on the grounds that the proposed development, by reason of its scale, height, bulk and siting would result in an adverse impact on the character and appearance of the area, and the amenities of nearby residents in terms of loss of privacy and outlook. As such it would conflict with policies UHT1, UHT2, UHT4, UHT6, UHT15 ,NE28 and HO20 of the Eastbourne Borough Plan 2001-2011.

4) EB/2008/0513(FP) - PARK COLLEGE SUSSEX DOWNS COLLEGE, KINGS DRIVE, EASTBOURNE - Retention of the temporary pre-fabricated building (including extension to size of building) to the north of Park College for a period of 5 years to be used as a brick workshop (amended description) – RATTON. One letter of objection from the Friends of Hampden Park had been received.

The observations of the Highway Authority and Southern Water were detailed within the report.

(NB Councillor Goodwin was no longer present for this item)

RESOLVED: That permission be granted subject to the following condition:
(1) The building hereby approved shall be removed and the land restored to its former condition on or before 30 September 2013 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

5) EB/2008/0547(FP) (CONS AREA) - 100 SEASIDE ROAD, EASTBOURNE - Installation of an Automated Teller Machine to the front - DEVONSHIRE

At their meeting on the 26 August 2008 the Conservation Area Advisory Group did not raise any objections to the proposal.

A motion to approve the application was lost.

(NB; Councillors Harris, Goodwin, Heaps, Pooley and Salsbury withdrew from the room whilst this application was considered).

RESOLVED: (**By 2 votes to 1**) That permission be refused on the grounds that the proposed development would be detrimental to the street scene and would be harmful to the character and appearance of the Town Centre and

Seafront Conservation Area. As such the proposal is contrary to policies UHT1, UHT4 and UHT15 of the Eastbourne Borough Plan 2001-2011.

6) EB/2008/0548(ADV) (CONS AREA) - 100 SEASIDE ROAD, EASTBOURNE - Display of an illuminated sign on a proposed Automated Teller Machine – DEVONSHIRE.

A motion to approve the application was lost.

(NB; Councillors Harris, Goodwin, Heaps, Pooley and Salsbury withdrew from the room whilst this application was considered).

RESOLVED: (**By 2 votes to 1**) That permission be refused on the grounds that the proposed development would be detrimental to the street scene and would be harmful to the character and appearance of the Town Centre and Seafront Conservation Area. As such the proposal is contrary to Policies UHT1, UHT4 and UHT15 of the Eastbourne Borough Plan 2001-2011.

7) EB/2008/0573(FP) - THE CAMBRIDGE HOTEL, 1 - 13 CAMBRIDGE ROAD, EASTBOURNE - Demolition of the existing hostel and the construction of 43 new apartments (37 one-bed and 6 two-bed) in a part three and part four storey building with roof level accommodation together with hard and soft landscaping – DEVONSHIRE. 11 letters of objection had been received. 8 further letters of objection were reported at the meeting.

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

The observations of the Historic Buildings Consultant, the County Council's Development Contributions Co-ordinator, the Cleansing Manager, the Highway Authority, the Council's Housing Services Manager, the Economic Development Officer, the Environmental Health Officer, the Tourism Manager, the Design Review Panel, the Environment Agency, Southern Water and Councillor Wallis were detailed within the report.

Mr Jenkins addressed the committee in objection stating that the scheme would be an overdevelopment and would change the character of the area, there would be a lack of parking facilities and it would result in overshadowing for neighbouring properties.

Mr Barber addressed the committee in objection stating that the design was inappropriate in its appearance and scale in comparison to the surrounding area.

Councillor Wallis addressed the committee in objection stating that the proposed building was too high, that there would be a loss of light for neighbouring properties and that the lack of parking should be taken into consideration.

Mr Drage, Architect, addressed the committee in response stating that the new design had worked to address previous concerns and that the landscaping had been included into the new scheme.

RESOLVED: (by 6 votes to 1 with 1 abstention) That permission be refused on the grounds that The proposed development by reason of its design, height, massing, scale and proportions would not be compatible with its surroundings to the detriment of visual amenity and would result in an overbearing built form given the relationship between the surrounding buildings, which would be detrimental to residential amenity in terms of overlooking and loss of privacy. As such, the proposal is contrary to Policies UHT1, UHT2, UHT4 and HO20 of the Eastbourne Borough Plan 2001 – 2011

8) EB/2008/0589(FP) - ST MARYS CHURCH AND CURTILAGE OF, DECOY DRIVE, EASTBOURNE - Erection of four bedroom, two storey, detached vicarage in the grounds of Church and Church Hall, with additional car parking area to the rear of the Church - HAMPDEN PARK

9) EB/2008/0590(LB) (CONS AREA) - ST MARYS CHURCH AND CURTILAGE OF, DECOY DRIVE, EASTBOURNE - Erection of four bedroom, two-storey, detached vicarage in the grounds of Church and Church Hall, with additional parking area to the rear of the Church - HAMPDEN PARK. Four letters of objection and eight letters of support had been received.

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

The observations of the Local Highways Authority, the Council's Conservation Officer and the Council's Arboricultural Officer were detailed within the report.

At their meeting on 14 October 2008 the Conservation Area Advisory Group raised objections to the proposal. The group agreed that the new design did not address previous concerns raised and considered the scheme too large for the site.

A motion to approve the application was lost.

RESOLVED: (**By 6 votes to 2**) That permission be refused for the following reason: (1) That the proposed development, by reason of its scale, massing and siting, would result in an overdevelopment of the site and an unacceptable degree of overlooking to adjoining dwellings to the detriment of residential amenity. As such the proposed development is in conflict to policy HO20 of the Eastbourne Borough Plan 2001-2011. (2) That the proposed development, by reason of its design and the relocation of the car park area to the rear of the church, would be detrimental to the visual amenities of the surrounding area and the special interest and character of the listed building. Furthermore, the proposed development is contrary to policies UHT1, UHT4 and UHT17 of the Eastbourne Borough Plan 2001-2011.

10) EB/2008/0594(OL) - EASTBOURNE CAMPUS SPORTS CENTRE, SUSSEX DOWNS COLLEGE, CROSS LEVELS WAY, EASTBOURNE - Construction of a two-storey extension to existing sports building on the campus with associated parking (outline planning application) – RATTON.

This item has been withdrawn.

11) EB/2008/0598(FP) - 2A BEACH ROAD, EASTBOURNE - Redevelopment of site by the erection of two-storey buildings comprising 4 work/live-in units, together with access, parking and waste storage – DEVONSHIRE.

This item has been withdrawn.

12) EB/2008/0600(FP) - 5 THE WATERFRONT, EASTBOURNE - Proposed beer store beneath public staircase on land adjoining 5 The Waterfront – SOVEREIGN. Three letters of objection had been received.

Mr Runnalls address the committee in objection stating that the proposal would have a visual impact on the area and cause a blind spot and a potential danger to personal safety.

Councillor Mrs Morris addressed the committee in objection stating that the design was out of character and would have a negative visual impact.

Mr Slatcher the applicant addressed the committee in response staing that CCTV was being introduced in the area and security officers would be on site between 2pm and 2am everyday. At present rubbish collects in this area and the scheme would make some improvement to prevent this occuring.

RESOLVED: That permission be refused on the grounds that the erection of the proposed beer store adjacent to the commercial unit would have an adverse impact to the detriment of the visual amenities and to the security of the surrounding commercial area. As such, the proposal would be contrary to policy UHT1 and UHT4 of the Eastbourne Borough plan 2001-2011 and contrary to national guidance.

13) EB/2008/0602(FP) - 23 ALBERT PARADE, EASTBOURNE - Proposed single storey flat roof extension with rooflight at side to enlarge restaurant, together with extension at the rear to form enlarged kitchen and improved customer toilet facilites - OLD TOWN. 12 letters of objection had been received.

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

The observations of the Council's Arboricultural Officer were detailed within the report.

RESOLVED: (**By 6 votes to 2**) That permission be granted subject to the following condidtions: (1) a) No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate: (i) proposed finished levels or contours; (ii) means of enclosure; (iii) car parking layouts; (iv) other vehicle and pedestrian access and circulation areas; (v) hard surfacing materials; (vi) minor artefacts and

structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); (vii) proposed and existing functional services above and below ground (eg drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc); (viii) retained historic landscape features and proposals for restoration, where relevant; (ix) planting plans; (x) written specifications (including cultivation and other operations associated with plant and grass establishment); (xi) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; (xii) implementation timetables. b)All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation. Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs. (2) No development shall take place until samples of the materials to be used in the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To secure that the development is in harmony with the host building and surrounding area. (3) That the use hereby permitted shall not be open to customers outside the following times 8.00 a.m. to 9.30 p.m. on Mondays to Saturdays inclusive. Reason: In the interests of the amenities of the area.

14) EB/2008/0603(FP) - 3 & 5 NEVILL AVENUE, EASTBOURNE - Change of use of 3 Nevill Avenue from single private dwelling to nursing home together with two storey extensions at side and rear to provide 11 additional bedrooms and link with 5 Nevill Avenue, and extension to parking area at front - HAMPDEN PARK. Four letters of objection had been received.

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

(NB Councillor Goodwin was no longer present for this item)

RESOLVED: That permission be granted subject to the following conditions: (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission (2) No development shall take place until samples of the materials to be used in the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (3) That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place on Sundays or Bank/Public Holidays. (4) All existing trees,

shrubs and other natural features not scheduled for removal, including the ash tree adjacent to the southern boudary (in the curtilage of 1 Nevill Avenue) shall be fully safeguarded during the course of the site works and building operations (see guidance notes enclosed and BS 5837: 1991). No work shall commence on site until all trees, shrubs or features to be protected are fenced along a line to be agreed with the Local Planning Authority with 2.4m minimum height heavy-duty hoardings securely mounted on scaffold poles. Such fencing shall be inspected and approved by the Local Planning Authority before any works commence on site, and maintained during the course of the works on site. No unauthorised access or placement of goods, fuels or chemicals, soils or other materials shall take place inside the fenced area. (5) No bonfires or burning of materials shall take place within 6 metres of the furthest extent of the spread of the canopy of any tree or tree group on or overhanging the site. (6) That the car parking area shown on the approved plan shall be properly constructed with a permanent hard-wearing impervious surface and marked out to the satisfaction of the Local Planning Authority and shall be available for use before the development hereby authorised is brought into use and shall be retained permanently for the accommodation of vehicles of the occupiers and users of and visitors to the premises and shall not be used for any other purpose. (7) Details of landscaping on the forecourt of 3 Nevill Avenue, including a hedge on the front boundary, indicating positions, species, and planting size shall be submitted to and approved in writing by the Local Planning Authority, and planting shall be carried out: a) prior to the occupationof the development hereby approved b) before the end of the current or first available planting season following the practical completion of the development hereby approved; or c) in accordance with a timetable agreed in writing with the local planning authority. Any such planting that is removed, dies or becomes, in the opinion of the local planning authority, seriously damaged or defective within five years of planting shall be replaced with specimens of a similar size and species as originally required. (8) The proposed development shall be carried out in strict accordance with the amended drawings 168000.03 Rev.A, 168000.04 Rev.A and 168000.05 Rev.A received by the Local Planning Authority on 15 October 2008.

15) EB/2008/0604(FP) (CONS AREA) - DOWNS COURT, 62-64 MEADS STREET, EASTBOURNE - Installation of one condenser, three air conditioning units and associated visual/acoustic screen on roof. (Revised application) – MEADS. 57 letters and emails of objection had been received. A further 235 proforma letters of objection were reported at the meeting.

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

The observations of the Conservation Officer and the Assistant Environmental Health Officer were detailed within the report. A noise assessment report had also been submitted which concluded that there would be no adverse impact.

At their meeting on 14 October 2008, the Conservation Area Advisory Group raised no objections to the proposal.

MR Vine addressed the committee in objection stating that the submitted Noise Assessment had been commissioned by the applicants and that there should have also been an independent study carried out.

Mr Stiggers addressed the committee in objection stating that there had been no change from the previous application and that the noise from the proposed units would travel.

Mr Riseley addressed the committee in objection and reiterated his previous concerns, raised at the Planning meeting in July 2008.

Stephen Lloyd Liberal Democrat Parliamentary candidate addressed the committee in objection and reiterated his previous concerns, raised at the Planning meeting in July 2008.

Mr Baker agent for the application addressed the committee in response to the objections stating that the noise report addressed previous concerns providing additional information from the previous report. Mr Baker also advised that Mr King the Acoustic Consultant was available to answer members' questions.

Mr Fenton, Environmental Health Officer was in attendance to answer members' queries relating to the noise assessment report, noise readings and monitoring noise levels.

(NB Councillor Mrs Madell withdrew from the room whilst this application was considered)

RESOLVED: **(By 5 votes to 1 with 1 abstention)** That permission be refused on the grounds that in terms of Policy H020 the proposal would result noise and general disturbance to the surrounding area, which would be detrimental to nearby residential amenity

16) EB/2008/0605(DET) - PUBLIC HIGHWAY IN, VICTORIA DRIVE ADJ TO ST ELISABETHS CHURCH, EASTBOURNE - Installation of telecommunications equipment comprising an 8 metre telegraph pole with shrouded antennas and one equipment cabinet - OLD TOWN. Two letters of objection had been received.

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

(NB Councillor Goodwin was no longer present for this item)

RESOLVED: That permission be refused on the grounds that the proposed telegraph pole and equipment cabinet would be strident and incongruous features in the streetscene, and seriously detrimental to the setting of the listed building and the visual amenities of the area by reason of their size, design and prominent siting. As such the proposal conflicts with policies UHT17 and US9 of the Eastbourne Borough Plan 2001-2011.

17) EB/2008/0622(FP) - FIRST FLOOR FLAT, 38 SOUTH STREET, EASTBOURNE - Sub-division of first floor flat to form a studio flat and a one bedroom flat – MEADS.

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

(NB Councillor Goodwin was no longer present for this item)

RESOLVED: (**By 5 votes to 2**) That permission be granted subject to the following condition: (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

18) EB/2008/0630(FP) (CONS AREA) - BIBENDUM PUBLIC HOUSE, 1 GRANGE ROAD, EASTBOURNE - Retrospective application for free standing awning, two menu boxes and two planters at front – MEADS.

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

The observations of the Historic Buildings Advisor were detailed within the report.

At its meeting on 14 October 2008 the Conservation Area Advisory Group did not raise objections to the application.

(NB Councillor Goodwin was no longer present for this item)

RESOLVED: That permission be granted subject to the following conditions: (1) Within 3 months of the date of this permisson, the framework of the freestanding awning shall be painted. Details of the paint colour shall be submitted to and approved in writing by the Local Planning Authority before application.

19) EB/2008/0654(FP) - 28 DEN HILL, EASTBOURNE - Retention of raised timber decking to rear of property - OLD TOWN. One letter of objection had been received.

Mrs Freeman addressed the committee in objection stating that the proposal would result in overlooking and loss of privacy.

RESOLVED: (**By 7 votes with 1 abstention**) That permission be granted subject to the following conditions: (1) Details of a privacy screen fence shall be submitted to and approved in writing by the Local Planning Authority, which shall include the height design, materials and position. The approved wall or fence shall be provided within 6 weeks of the determination of this application and shall be permanently maintained thereafter.

28 Appeals Decisions.

1) EB/2006/0808. Land fronting Watts Lane to the rear of 27 Upperton Road. The appeal was dismissed by the Inspector.

2) EB/2008/0147. Trevethan, 52 Carlisle Road. The appeal was dismissed by the Inspector.

3) EB/2008/0138. 5 Decoy Drive. The appeal was allowed by the Inspector.

4) EB/2007/0767 (OL). Land adj. to Shortdean Place. The appeal was dismissed by the Inspector.

5) EB/2007/0539. Koala, King Edwards Parade. The appeal was dismissed by the Inspector.

6) EB/2008/0043. 10 Lismore Road. The appeal was dismissed by the Inspector.

Copies of appeal decisions can be found on the Council's website at:

http://www.eastbourne.gov.uk/environment/planning/appeals

The meeting closed at 10.40pm.

Councillor Mrs Madell
Chairman