

Tuesday 5 September 2006
at 4.30pm



Planning Committee

MEMBERS: Councillor STEVENS (Deputy Chairman); Councillors Mrs ANGEL (as substitute for Taylor), Mrs GOODALL, HARRIS, HERBERT, MARSH, Mrs MURRAY and Mrs POOLEY

(An apology for absence was reported from Councillor Taylor)

20 Declaration of Interests.

Councillor Stevens reported that the Liberal Democrat Members (Harris, Marsh and Pooley) of the Planning Committee had received a special dispensation from the Standards Committee allowing them to speak and vote on item 1 EB/2006/0371(FP) - Willingdon Garden Centre & Crossways Service Station, 197-199 Willingdon Road. As stated at the meeting held on 10 August 2006 the Conservative Members (Stevens, Mrs Angel, Mrs Goodall, Herbert and Mrs Murray) of the Planning Committee also received a special dispensation from the Standards Committee allowing them to speak and vote on this application. The Conservative Members declared a personal non-prejudicial interest in item 9 EB/2006/0578(FP) - 55 Compton Drive. Councillor Herbert declared a non-prejudicial interest in item 7 EB/2006/0568(FP) (CONS AREA) - Land Between, 30 and 32 Milnthorpe Road. Councillor Mrs Goodall declared a non-prejudicial interest in item 17 EB/2006/0538(FP) - 11 Magnolia Walk, and a prejudicial interest in item 1 EB/2006/0371(FP) - Willingdon Garden Centre & Crossways Service Station, 197-199 Willingdon Road and withdrew from the room whilst this application was discussed.

21 Report of Planning Manager on Applications.

1) EB/2006/0371(FP) - Willingdon Garden Centre & Crossways Service Station, 197-199 Willingdon Road, Eastbourne - Demolition of existing building and development for assisted living home for frail older people served by 28 car parking spaces – Ratton.

Councillor Belsey addressed the committee in support of the residents concerns regarding certain aspects of the proposals.

Mr Briggs addressed the committee in objection to the proposal due to the demand for such a home in Eastbourne and the change to the physical approach to Eastbourne, and the size and scale of the proposal.

Ms Chambers addressed the committee in objection to the proposal due to potential loss of screening to site, the size and scale of the building, staff change over times, parking, refuse collection and lighting.

Mrs Ticehurst addressed the committee in objection to the proposal due to the entrance to the site and the potential overflow from the car park due to lack of spaces.

Mr Tucker addressed the committee in objection to the proposal due to the size and height of the proposal, and felt that it should be in keeping with the surrounding area. Mr Tucker stated that he was not opposed to redevelopment in this area but that this scheme did not fit and was inappropriate.

Councillor Thompson addressed the committee in objection to the proposal due to the height and scale of the proposal and suggested that the scheme should be redesigned to be more in keeping with the local area.

Mrs Bainbridge addressed the committee with regard to the shared boundary with the site and the potential loss of privacy and damage due to excavation of the site. However, Mrs Bainbridge had contacted Sunrise who had addressed her concerns. Mrs Bainbridge asked whether those objecting had considered the alternatives as the site was currently in commercial use and could potentially be used as a local supermarket. Based on these considerations Mrs Bainbridge wished to withdraw her objections.

Mrs Ross addressed the committee in support of the proposal and stated that discussions have been held with the applicant as to potential alternative schemes for the site, with the Sunrise Assisted Living being the most suitable.

Mr Wayne Price responded and advised that most of the residents would be drawn from a five mile radius, although some might be relatives of local residents.

Members raised concerns that the County Council did not support the application. The Housing Services Manager advised the committee that the County Council's strategy was to try and ensure people stayed in their own homes where possible. In addition Eastbourne already had a number of high cost assisted living developments and that the cost might be prohibitive; therefore affordable care was preferred.

(Note: Councillor Mrs Goodall withdrew from the room whilst this application was being considered, see minute 20 above).

RESOLVED: (By 4 votes to 1 (2 abstentions)) 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 any 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 building 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. (4) 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 (5) All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority. This should be in accordance with its Supplementary Planning Guidance and relevant British Standards (eg BS 5837: 1991) for the duration of the works on site. In the event that trees become damaged or otherwise defective within five years following the contractual practical completion of the development, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority. (6) All existing trees, shrubs and other natural features not scheduled for removal 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 1.2m minimum height chestnut paling to BS 1722 Part 4 securely mounted on 1.2m minimum height timber posts driven firmly into the ground. 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. (7) Before any works commence on site, details of the design of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavation on site, insofar as they may affect trees and hedgerows on or adjoining the site,

shall be submitted to and approved by the Local Planning Authority. (8) Details of all works to or affecting trees on or adjoining the site shall be submitted to and approved by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998: 1989 (Recommendations for Tree Work). (9) Details of tree planting, indicating positions or density, species, and planting size shall be submitted to and approved by the Local Planning Authority, and planting shall be carried out: a) prior to the occupation of the development for its permitted use; or b) before the end of the current or first available planting season following practical completion of the development hereby permitted; or c) in accordance with a timetable agreed in writing with the Local Planning Authority. Any such trees that are removed, die or become, 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. (10) A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority and shall include details of the arrangements for its implementation. (11) No development shall take place until full details of the proposed foul and surface drainage systems have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to the commencement of the development. (12) The residential accommodation to be provided within the development shall be occupied only by: i) Persons aged 65 years or older at the date of their admission; or ii) Persons whose admission has first been approved in writing by the Council; or iii) Persons suffering from Alzheimer's or other clinical dementia, and being admitted to the care home with approval of the Commission for Social Care Inspection or any successor to the statutory functions to that body. (13) No development shall take place until details of the existing levels of the land, any proposed slab levels and any changes in levels have been submitted for approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (14) Before the commencement of the development, hereby approved, details of both long-term and short-term cycle parking, for staff and visitors, respectively, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided before the first occupation of the development and thereafter maintained. (15) Before the development, hereby approved, is first occupied, an ambulance bay shall be provided to meet East Sussex County Council parking standards. (16) Before the first occupation of the development, hereby approved, entrance details, including visibility splays, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (17) The development, hereby approved, shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (18) That a minibus, or similar vehicle or vehicles shall be provided on site as a means of transport for the occupiers of the development.

- 2) EB/2006/0540(FP)Vale View, 19 Mill Road, Eastbourne - Retrospective application for change of use of a single private dwelling to a house in multiple occupation – UPPERTON.** Two letters of objection had been received.

RESOLVED: Permission be granted subject to conditions (1) That the premises shall be used only for the purposes specified in the application and for no other purpose whatsoever. (2) That the use hereby permitted shall be discontinued and the land reinstated to its former condition on or before 31 August 2007 to the satisfaction of the Head of Planning. (3) That the use hereby permitted shall be carried on only by the applicant. (4) That details of the provision to be made for the storage of domestic refuse and for access thereto by the occupiers of the building and collection vehicles shall be submitted to and approved by the Head of Planning before the development hereby authorised is commenced. (5) The approved parking area shall be available primarily for the accommodation of vehicles of the occupiers of and visitors to the property and shall not be used for any other purpose. (6) Within three months of the date of this permission, details of the on-site cycle parking provision shall be submitted to and approved in writing by the Head of Planning. Thereafter these works shall be implemented in accordance with the approved details. (7) The total number of rooms to be used as bedrooms in the building shall not exceed twelve, in accordance with the details shown on the approved drawing no. 1033/01, received by the Local Planning Authority on 17 July 2006. (8) No roof area forming part of the property shall be used as a private amenity or sitting-out area.

- 3) EB/2006/0551(FP) - Flava Bar, 30-34 Terminus Road, Eastbourne - Conversion of existing first floor offices (no.30) to provide additional floor space to existing bar – MEADS.** Three letters of objection received:

RESOLVED: Permission be refused on the grounds that the proposed change of use would result in the loss of office space that has not been demonstrated to be genuinely redundant. Furthermore, the proposed expansion of the bar at 32/34 Terminus Road would result in increased noise and disturbance detrimental to the amenity of nearby residential properties. The proposal is therefore contrary to policies BI1 and HO20 of the Eastbourne Borough Plan 2001 - 2011.

- 4) EB/2006/0560(FP) - 4 St James Road, Eastbourne - Construction of a first floor and conversion of existing storage/office space to form 3 flats – Devonshire.** Five letters of objections had been received.

RESOLVED: Permission be refused on the grounds that (1) The genuine redundancy of the site for business use has not been demonstrated and the loss of the storage unit be contrary to Policy BI1 of the Eastbourne Borough Plan 2001 - 2011. (2) The proposal would be an over-development of the site which would be harmful to neighbouring residential amenity by reason of loss of privacy, loss of outlook and daylight, and the arrangements of rooms and windows would provide limited outlook detrimental to the amenities of future occupiers. The proposed development is therefore contrary to policies UHT1 and HO20 of the Eastbourne Borough Plan 2001 - 2011.

- 5) EB/2006/0581(FP) - UNITS 1 & 2, 90A Tideswell Road, Eastbourne - First floor extension to provide additional offices and addition of mono-pitch roof to existing flat roof – Devonshire.** One letter of objection had been received.

The Economic Development Unit commented in support of the application. The Highway Authority raised no objection to the proposal.

Mrs Corrina-Kavakli addressed the committee in objection to the proposal due to loss of privacy and intrusion due to associated building works.

RESOLVED: (By 6 votes to 2) Permission be granted subject to 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 the proposed windows in the south eastern elevation shall only be glazed in semi-obscure glass and incapable of being opened and shall be permanently maintained as such thereafter.

6) EB/2006/0501(FP) - 245 Seaside, Eastbourne - Change of use from shop (use class A1) to take-away (use class A5) in association with provision of galvanised extraction flue at rear – Devonshire.

This Item had been withdrawn.

7) EB/2006/0568(FP) (CONS AREA) - Land Between, 30 and 32 Milnthorpe Road, Eastbourne - Erection of four flats and parking – Meads. Three letters of objection had been received.

Planning permission was granted in April 2005 for the erection of a pair of two storey cottages on the current application site. Conservation area consent was also granted at this time for the demolition of part of the front boundary wall to provide vehicular access to the site. (EB/2005/0131 and EB/2005/0132(CA))

The Council's Historic Buildings Consultant commented on the proposal with a number of concerns which were detailed within the report.

The Environment Agency has no objections in principle to the proposed development.

Conservation Area Advisory Group at its meeting on 29 August 2006 objected to the proposal as a gross overdevelopment and was out of keeping with the surrounding conservation area.

Mr Taylor addressed the committee in objection to the proposal due to loss of light, suitability, loss of privacy and overlooking.

RESOLVED: Permission be refused on the grounds that the proposed building by reason of its size, siting, scale, height, and general massing would represent an extremely dominant form of development when viewed from 19 and 21 Derwent Road and would be seriously detrimental to the amenities of occupiers of the adjacent residential properties, particularly by reason of overlooking and loss of privacy and would therefore be contrary to Policy HO20 of the Eastbourne Borough Plan 2001-2011.

- 8) EB/2006/0548(FP) - 7 The Avenue, Eastbourne - Change of use of basement from residential to offices and formation of hardstanding in rear garden for car parking – Upperton.** One letter of objection had been received.

RESOLVED: Permission be granted subject to conditions (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) That before commencement of development, details of the barrier to be erected on the boundary between 7 and 8 The Avenue shall be submitted to and approved in writing by the Local Planning Authority. The approved barrier shall be installed before the car park is first brought into use.

- 9) EB/2006/0578(FP) - 55 Compton Drive, Eastbourne - Addition of railings to flat roof extension at rear to provide roof terrace - Old Town.** One letter of objection had been received.

This item was deferred.

- 10) EB/2006/0609(FP) - 2 Mountbatten Drive, Eastbourne - Erection of close boarded fence on top of existing wall (maximum height 1.83 metres) – Sovereign.**

RESOLVED: (By 7 votes to 1) Permission be refused on the grounds that the proposed fence would, by reason of its siting, height and design have a detrimental impact on the openness and character of the area to the detriment of the visual amenity of the street scene contravening Policy UHT1 and UHT4 of the Eastbourne Borough Plan 2001-2011.

- 11) EB/2006/0569(FP) - 26 Windermere Crescent, Eastbourne - Part single storey, part two storey extension at rear and single storey extension at front - St Anthony's.** One letter of objection had been received.

Mrs Pakes addressed the committee in objection to the proposal due to the depth, height and design, loss of view and overlooking and felt that the application was out of keeping with the surrounding area.

Mrs Clarke responded and advised the committee that the front and rear extensions had been reduced in size.

The Committee was advised that an amended drawing had been received and subject to the alterations the recommendation changed to one of approval.

RESOLVED: Permission be granted subject to conditions (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission (2) A2 Use of matching materials.

12) EB/2006/0567(FP) (CONS AREA) - Flat 1, 22 Hyde Gardens, Eastbourne - Installation of replacement UPVC double glazed windows – Meads.

Historic Buildings Consultant commented that the information submitted does not include full size sections through the proposed windows and therefore it is not possible to ascertain the actual size of the elements. In addition, as the building is located in a Conservation Area and all elevations are visible the change to UPVC would have a visual interpretation of the building and therefore could not be supported by the Conservation Consultant in its present form.

Conservation Area Advisory Group at its meeting on 29 August 2006 stated that they strongly support the Council's policy on replacement windows and until it was reviewed, objected to the application.

RESOLVED: Permission be refused on the grounds that the proposed UPVC windows would be visible from a public area and have a harmful effect on the character and appearance of the Town Centre and Seafront Conservation Area, contrary to policies UHT1 and UHT15 of the Eastbourne Borough Plan 2001 - 2011.

13) EB/2006/0524(FP) - 12 The Broadway, Eastbourne - Change of use from a Class A1 retail shop (Shop and Post Office) to a drop in centre (Class D1) – Hampden Park. Eight letters of objection had been received.

Mr French addressed the committee in objection with regard to facilities for Internet access elsewhere within the area, as where the use of sports facilities, alternative places for young people to meet, and access to family centres in the town centre, the hours proposed and the increase in noise with the dispersal of those attending the facility.

Mrs Duckworth –Lloyd responded and advised the Committee that access to the internet would be required at a 'Youth Café', and that any sporting activities would take place at facilities such as the Hampden Park Sports centre or Sports Park and not at the 'Café'. In addition a Youth worker would be on site at all times to supervise those attending. Children in the area have been canvassed and the 'Café' proposal was in response to the needs of the local residents.

RESOLVED: (By 7 votes to 1) Permission be granted subject to (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission (2) That, except with the express written consent of the Local Planning Authority, all operations on the site shall be carried out only between 9.00am and 8.00pm (3) That the premises shall be supervised by at least one adult during all opening hours.

14) EB/2006/0537(FP) - 228 Terminus Road, Eastbourne - Change of use from retail shop (A1 Use Class) to amusement arcade (sui generis) and installation of new shop front – Meads.

This item had been withdrawn.

- 15) EB/2006/0594(FP) - 83-85 Seaside Road, Eastbourne - Conversion of single storey extension at rear into a one-bedroom flat – Devonshire.** The applicant submitted a letter in support of the application.

RESOLVED: Permission be refused on the grounds that the proposed flat would be an overdevelopment of the site that would provide sub-standard of residential accommodation with undesirable pedestrian access, outlook, daylighting and subject to being overlooked; adversely affect servicing of the shop unit and increasing demand for on-street car parking detrimental to the free flow of traffic on Seaside Road and, be out of character with the general pattern of development of the area. Consequently, the proposed development is contrary to policies UHT1, HO20 and TR11 of the Eastbourne Borough Plan 2001 – 2011.

- 16) EB/2006/0586(FP) (CONS AREA) - 43 Seaside, Eastbourne - Demolition of existing building and erection of a replacement four storey building to provide a retail unit (Class A1) on the ground floor and eleven one and two bedroom flats on the upper floors – Devonshire.** Three letters of objection had been received.

The Historic Buildings Consultant had no objections to the scheme, subject to conditions to control materials and matters of detail.

RESOLVED: (by 7 votes to 1) Permission be granted subject to conditions (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) 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. (3) 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. (4) That before the development is commenced, a specification of all the proposed metal elements shall be submitted to and approved by the local planning authority. (5) No development shall take place until a sample panel of render, showing colour and texture, has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved sample. (6) No development shall take place until details of all windows, doors, gates, guttering and balustrading have been submitted at a scale of 1:20 in elevation and 1:2 in sections, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. (7) That before the development hereby approved is occupied, obscure glazed balustrading shall be provided to all the terraces on the north and south boundaries in accordance with details (including the height) to be submitted to and approved in writing by the local planning authority. The balustrading shall be permanently maintained in accordance with the approved details. (8) That before the development is first occupied, a minimum of 11 secure bicycle racks shall be provided in the courtyard and storage areas shown on the approved plan, and permanently maintained

thereafter. (9) That before the commercial unit is first occupied, details of the storage of refuse for that unit shall be submitted to and approved by the local planning authority, and provided and permanently maintained in accordance with the approved details. (10) That before the development is commenced, details, including materials, of the shopfront and associated fascis (for signage) shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

17) EB/2006/0538(FP) - 11 Magnolia Walk, Eastbourne - Provision of a 1.8m high fence adjacent to footpath to provide an enlarged rear garden – Ratton. Five letters of objection had been received.

The Council's Arboriculturist commented that the trees, although well maintained, did not have significant landscape or conservation value, and raised no objection to their removal.

One letter of support had been received from East Sussex County Council Special Care Unit.

RESOLVED: Permission be granted subject to conditions (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) That no development shall take place until a scheme of landscaping for the area between the fence and the footpath has been submitted to and approved by the local planning authority. The scheme shall be carried out in the first planting season following the completion of the development, and any plants that are removed, die or become seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of the same species and size as originally approved. (3) The proposed development shall be carried out in strict accordance with the amended drawing received by the Local Planning Authority on 24 August 2006.

18) EB/2006/0614(OL) - 118 - 120 Seaside, Eastbourne - Demolition of existing building and erection of a three-storey building comprised of retail unit on ground floor and 8 flats on first and second floors (outline planning permission) – Devonshire. Two letters of objection had been received.

Mr Mullen addressed the committee in objection to the proposal due to the potential complaints arising from the sound travelling through the proposed flats on the connecting walls.

Mr Perkins responded and advised the Committee that previous concerns had been resolved, there would be two habitable rooms connecting on the party wall which would have additional soundproofing should building regulations require due to noise levels.

RESOLVED: Permission be granted subject to conditions (1) Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (2) Plans and particulars of the reserved matters referred to in above condition above, relating to the

landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. (3) Application for 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. (4) The development hereby permitted shall be begun either before the expiration of five years from the date of approval of the 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. (5) That all materials used in the external surfaces of the development hereby permitted shall match those on the existing building in terms of type, texture and colour. (6) That the ground floor retail unit shall only be used for purposes of Class A1 of the Town and Country Planning (Use Classes) Order 1987. (7) The bicycle storage facility, as shown on the approved plans, shall be installed and made available before any part of the development is first occupied and retained thereafter.

19) EB/2006/0553(OL) - 164-168 Ashford Road, Eastbourne - Demolition of the existing storage building and the construction of three two-bedroom two-storey houses – Devonshire.

There had been two previous applications granting residential development on the site. The first EB/1988/0362 was for the erection of a single dwelling and was allowed on appeal. The second outline consent was granted in 2001 for the demolition of existing single-storey warehouse and erection of three two-bedroom, two-storey houses.

The Environment Agency did not object, in principle to the application, providing conditions were placed on any grant of planning permission to protect controlled waters.

RESOLVED: Permission be granted subject to conditions (1) Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (2) Plans and particulars of the reserved matters referred to in the condition above, relating to the siting, design and external appearance of any buildings to be erected, the means of access and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. (3) Application for 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. (4) The development hereby permitted shall be begun either before the expiration of five years from the date of approval 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. (5) 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. (6) That no part of the development hereby authorised shall be occupied until the vehicular crossing to the front of the of the site has been removed, and the footway reinstated to match the profile and finish of the footway adjoining the existing crossover, unless otherwise first approved by the local planning authority. (7) That no two

storey buildings shall be erected (i) nearer the highway than a line formed between the frontmost parts of the surrounding dwellings at 162 and 170 Ashford Road, and (ii) further towards the rear of the site than a distance of 11.5 metres, measured from the front boundary of the site with the adopted highway, in connection with the proposed development hereby granted outline permission. (8) That the 'reserved matters' application pursuant to this permission shall show, by way of and elevation at a scale of not less than 1:100, the finished heights of the proposed buildings relative to the height(s) of the buildings immediately adjacent to the site, at 162 and 170 Ashford Road. (9) 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. (10) That, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no buildings, structures, walls or fences of any kind shall be erected within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority. (11) Details of all boundary enclosures around the perimeter of the site, and between the proposed dwellings, shall be submitted to and approved in writing prior to the commencement of development. The approved boundary treatments shall be completed in accordance with the approved details prior to any of the dwellings first being occupied. (12) Before the commencement of the development, hereby approved, details of secure cycle parking, for the occupiers of the dwellings, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided before the development is first occupied and thereafter maintained. (13) Details of site drainage shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. (14) No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only. (15) If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, must be investigated. The local planning authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

The meeting closed at 7.25 pm.

D STEVENS
(Deputy Chairman in the Chair)