Tuesday 31 October 2006
at 4.30pm

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Planning Committee

MEMBERS: Councillor TAYLOR (Chairman) Councillor STEVENS (Deputy Chairman); Councillors Mrs GOODALL, HERBERT, MARSH, Mrs MURRAY and Mrs POOLEY

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25 Minutes of the meeting held on 3 October 2006.

The minutes of the meeting held on 3 October 2006 were submitted and approved and the Chairman was authorised to sign them as a correct record.

26 Declaration of Interests.

Councillors Taylor, Stevens and Herbert declared a prejudicial interest in item 9 EB/2006/0652(FP) – 111 Seaside Road and 11 Queens Gardens and withdrew from the room whilst this application was considered.

Councillor Taylor declared a prejudicial interest in item 5 EB/2006/0713 (FP) 10 Ashburnham Road and withdrew from the room whilst this application was considered.

Councillor Herbert declared a prejudicial interest in item 2 EB/2006/0636 (FP) Minnesota Jax, 121 – 123 Seaside Road and item 11 EB/2006/0707 (FP) 19 Susan's Road and withdrew from the room whilst these applications were considered.

Councillors Mrs Murray and Pooley declared a prejudicial interest in item 8 EB/2006/0710 (FP) 43 Pulborough Avenue and withdrew from the room whilst this application was considered.

Councillor Harris declared a prejudicial interest in item 3 EB/2006/0671 (FP) The Loft Lounge and Bar, 14 Station Street and item 6 EB/2006/0647 (FP) Sussex Downs College, Cross Levels Way and withdrew from the room whilst these applications were considered.

27 Report of Planning Manager on Applications.

1) **EB/2006/0639(FP) - 10 ROTUNDA ROAD, EASTBOURNE - Retrospective application for single storey store to front of property and 1.2m high front boundary wall - ST. ANTHONYS.** One letter of support had been received from a neighbouring property.

RESOLVED: **(By 6 votes to 1)** 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 the store hereby approved shall only be used for purposes incidental to the enjoyment of the dwelling house. (3) The external surfaces of the

development hereby permitted shall be finished in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the first use of the store. The development shall be carried out in accordance with the approved details. (4) That the render panels of the boundary wall and the walls of the store shall be painted to match the colour of the existing dwelling within six months of the date of this permission (5) That the front boundary wall between the the public highway and the front of the store shall be constructed in strict accordance with the details submitted prior to the first use of the store.

2) **EB/2006/0636(FP) - MINNESOTA JAX, 121 - 123 SEASIDE ROAD, EASTBOURNE - Change of use from members billiard club to members billiard club on ground floor and mezzanine floor and members pole dancing club in basement with extended opening hours on Fridays and Saturdays – DEVONSHIRE.** One letter of objection had been received.

NB (Councillor Herbert withdrew from the room whilst this application was considered).

RESOLVED: Permission be granted subject to the following conditions: (1) The use hereby permitted shall be discontinued and the land restored to its former use on or before 31 October 2007. (2) That the members billiard club on the ground and mezzanine floor shall not be open to customers outside the following times 10:00am and 11:00pm (3) That the members pole dancing club in the basement shall not be open to customers outside the following times 11:00pm to 02:00am on Friday and Saturday nights

3) **EB/2006/0671(FP) - THE LOFT LOUNGE AND BAR, 14 STATION STREET, EASTBOURNE - Variation of planning permission EB/2006/0161 to allow customers to order drinks at the bar and vertical drinking without the benefit of table service by waiter/waitress during private hire functions and; during general opening to the public to allow customers waiting to be seated to order drinks at the bar and vertical drinking in designated area adjacent to bar – MEADS.** Eight letters of objection had been received.

One letter of support had been submitted. The applicant had also made a written representation the details of which were included within the report.

NB (Councillor Harris withdrew from the room whilst this application was considered).

RESOLVED: 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.

4) **EB/2006/0702(FP) - 2/2A OLD ORCHARD ROAD, EASTBOURNE - Four-storey extension to rear of building inclusive of alterations to roof, and conversion of building into 14 apartments together with**

new vehicular access from Southfields Road and car parking at rear of site with cycle and refuse store – UPPERTON. One letter of objection had been received.

Highway Authority, Downland, Trees and Woodland Manager, Environmental Health Manager, Environment Agency, Sussex Police and Southern Water raised no objections to the proposals subject to conditions detailed within the report.

RESOLVED: 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) Before any works commence on site, a survey of the development site as existing shall be submitted to the Local Planning Authority concurrently with the submission of the site layout drawings and shall include, as appropriate, the following information at a suitable scale: a) location, species, girth or stem diameter, accurately planned crown spread and reference number of all trees on and adjoining the site with a stem diameter of 100mm or greater; b) a numbered tree condition schedule with proposals for surgery of other works, where applicable; c) existing levels including, where appropriate, sufficient detail to allow proper consideration of existing tree protection; d) location, spread and other relevant details of existing hedgerows, hedges and other significant areas of vegetation; e) location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate; f) existing boundary treatments and forms of enclosure; g) existing structures, services and other artefacts, including hard surfaces; h) indication of land use, roads or other means of access, structures and natural features on land adjoining the development site; i) route of existing footpaths and public rights of way on and adjoining the site; j) north point and scale; k) location map. (4) 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. (5) 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 (6) 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. (7) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. (8) The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. (9) 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 dwellings to which they relate are occupied 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. (10) That before the commencement of development, details of the vehicular access from Southfields Road, including the new opening in the boundary wall, the gate and materials to be used, shall be submitted to and approve in writing by the Local Planning Authority. The development shall be carried out in accordance the approved details. (11) That the layout hereby approved shall include access for disabled people, in the form of dropped kerbs (or ramps where appropriate) both to buildings and the communal car parking areas, in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the commencement of development. (12) 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.

5) **EB/2006/0713(FP) - 10 ASHBURNHAM ROAD, EASTBOURNE - Conversion of garage to provide two bedrooms with single storey link to main building and single storey extension to rear to provide an additional eight bedrooms and day room – UPPERTON.** One letter of objection had been received.

Mrs Brown addressed the committee in objection to the proposal stating that the development was out of keeping with the residential area, an over development which would cause a loss of privacy and security and would be an intrusion on neighbouring properties. It would also increase traffic and parking in the area.

Three further letters of objection had been received.

The County Archaeologist stated that the site should be the subject of secure archaeological works prior to the commencement of any development.

The Highway Manager stated that there were no objections to the proposal

NB: (Councillor Taylor withdrew from the room whilst this application was being considered)

RESOLVED: (1) Permission be refused on the grounds that the front bedroom of the garage conversion and the proposed rear extension would result in an unacceptable standard of accommodation for future residents of these rooms and the existing residents of the two rear facing ground floor bedrooms. The proosal would thereby fail to provide accommodation with an acceptable outlook and natural light, which would have an unacceptable impact on the amenities of the occupants of those rooms. As such the proposal would be contrary to policy HO20 of the Eastbourne Borough Plan 2001-2011. (2) That the projection of the proposed extension into the rear garden would constitute an overdevelopment of the site in addition to the previous rear extension, and would create a significant intrusive feature in the established open garden areas to the rear of the properties in Ashburnham Road. This represents an unneighbourly form of development that would detract from the pleasant outlook from the rear windows and gardens of properties in Ashburnham Road. The height of the ground level above 12 Ashburnham Road and proximity to the boundary would also result in a reduction in the current levels of privacy enjoyed. The proposal would therefore be contrary to policy HO20 and UHT1 of the Eastbourne Borough Plan 2001-2011.

6) **EB/2006/0647(FP) - SUSSEX DOWNS COLLEGE, CROSS LEVELS WAY, EASTBOURNE - Erection of a sports hall – RATTON.** Southern Water, Environment Agency raised no objections subject to the additional conditions as detailed within the report.

The committee agreed that the sports hall should be available for use at the same times that the college is open.

NB (Councillor Harris withdrew from the room whilst this application was considered).

RESOLVED A: Subject to the prior conclusion of a s.106 legal agreement, 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) Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water

RESOLVED B: In the event that the appropriate Section 106 legal agreement is not concluded to the satisfaction of the Local Planning Authority by noon on Friday 24 November (i.e. within the Government's 13-week deadline for the determination of major planning applications), planning permission be refused for the following reason:

The development does not provide compensatory flood water storage, and will have an adverse impact on flood risk in the Willingdon Levels catchment area, contrary to policy US4 of the Eastbourne Borough Plan 2001 – 2011.

7) EB/2006/0697(FP) - GROUND, FIRST AND SECOND FLOORS, 6 ST LEONARDS ROAD, EASTBOURNE - Change from B1/B8 Use Class to D1 Use Class to provide a structured day care programme and an information and advice service – UPPERTON. Eight letters of objection had been received.

Two letters of support had been received from the East Sussex Downs and Weald Primary Care Trust and Safer Communities Team.

Ms McAnaspie addressed the committee in objection to the proposal due to the lack of parking facilities, disturbance on Saturday and Sunday, the increased risk of antisocial behaviour and the security of local residents.

Mr Horton addressed the committee on behalf of the applicant and responded that staff and clients rarely use cars so the parking issue would not cause a serious problem at this site, clients also have access to bus passes. The service would not be open at the weekend. There was also a good working relationship with local agencies including the Police and at the current premises there had only been one incident in the past 12 months. It was also stated that CCTV woould be provided at the rear of the property, in addition there would be frosted glass on all rear windows and the rear of the building would only be used as a fire escape route.

Members agreed that the addition of CCTV, frosted glass and the use of the rear of the building as a means of escape should be included as part of the conditions of permission.

RESOLVED: 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 the premises shall be used for as a a structured day care programme and an information and advice service and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). (3) That, except with the express written consent of the Local Planning Authority, the use of the site shall be carried out only between 8.00am and 7.00pm on Mondays to Fridays and no operations whatsoever shall take place on Saturdays, Sundays or Bank/Public Holidays. (4) That, before the use hereby approved is commenced, the windows in the rear elevation of the building shall be glazed in semi-obscure glass and shall be permanently maintained as such thereafter. (5) That the rear door to the building in Wharf Road shall be used as an emergency exit only. (6) That before the use hereby approved is commenced, CCTV cameras shall be installed at the front and rear of the building in accordance with details to be submitted to and approved by the Local Planning Authority.

8) EB/2006/0710(FP) - 43 PULBOROUGH AVENUE, EASTBOURNE - Single storey extension at rear - HAMPDEN PARK. One letter of objection had been received.

NB (Councillor Mrs Murray withdrew from the room whilst this appicatin was considered).

RESOLVED: 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 building in terms of type, texture and colour. (3) 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 windows, dormer windows, doors or openings of any kind (other than those expressly authorised by this permission) shall be constructed in the flank elevations of the development. (4) 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. (5) No railings, balustrading or other means of enclosure shall be erected on any part of the extension hereby approved, nor shall the roof of the extension be used as a balcony, patio, roof garden or similar amenity area at any time.

9) EB/2006/0652(FP) - 111 SEASIDE ROAD AND 11 QUEENS GARDENS, EASTBOURNE - Provision of two additional storeys and conversion of

upper floors into 21 flats, retaining existing private club on the ground floor – DEVONSHIRE.

The Housing Services Manager and Council's Historic Buildings Consultant comments were detailed within the report.

Southern Water advised that there was currently inadequate capacity on the local network to provide foul sewage disposal to service the proposed development. As such, a condition requiring details of the proposed means of foul and surface water disposal was recommended.

The Environment Agency had no objection.

The Conservation Area Advisory Group comments were also detailed within the report.

Mr Gross addressed the committee in objection to the application stating that the proposal was an over development of the site, that it was a civic amenity and should remain as such and that there was a lack of parking and amenities for the proposed flats.

Mr Barnes addressed the committee as the applicant and stated that every effort had been made to utilise the building but had proved unsuccessful, the constitutional club would remain and the front façade would also be retained.

NB (Councillors Taylor, Stevens and Herbert withdrew from the room whilst this item was considered)

RESOLVED: (By 4 votes to 1) (A): Permission be granted subject to the prior conclusion of a legal agreement (with the Borough and County Councils) in respect of the provision of on-site affordable residential units and financial contributions for open space, household waste infrastructure and local sustainable accessibility improvement contributions, as outlined above together with 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 and finishes to be used in the external surfaces of the development hereby permitted, together with a schedule of all internal and external materials and finishes including balcony and roof materials and finishes, 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, before the development hereby approved is commenced, details of measures for bird deterrent shall be submitted to and approved by the Local Planning Authority. The approved measures shall be implemented before the building is first brought into use/occupied. (4) Construction of the development shall not commence until details of the proposed means of foul and surface water disposal have been submitted to and approved by the Local Planning Authority in consultation with Southern Water. (5) The proposed development shall be carried out in strict accordance with the amended drawing received by the Local Planning Authority (6) Prior to the commencement of the development, drawings

showing 1:20 elevations and 1:2 sections of all joinery details including doors and windows shall be submitted to and approved in writing by the Local Planning Authority. (7) Prior to the commencement of the development, drawings showing 1:20 elevations and 1:2 sections of all balustrades to balconies, including any glazed screens, to be submitted to and approved in writing by the Local Planning Authority.

RESOLVED: (B) In the event that the appropriate legal agreements (Section 106, with the Borough and County Councils) are not concluded to the satisfaction of the Local Planning Authority by noon on Wednesday 29 November (i.e. within the Government's 13-week deadline for the determination of major planning applications), planning permission be refused for the following reason: The proposed residential development would not make provision for affordable housing, public open space or appropriate infrastructure and facilities in the community. As such, the development is contrary to Policies HO13 and LCF4 of the Eastbourne Borough Plan 2001-2011 and Policy S3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

10) EB/2006/0602(FP) - 28 GRANGE ROAD, EASTBOURNE - Demolition of existing building (containing 3 self contained flats) and replacement with new building containing 13 two-bedroom flats with seven car parking spaces – MEADS. Seven letters of objection had been received.

Members were advised that application EB/2006/0245 for the demolition of the existing building and the erection of replacement building containing 6 one-bedroom and 8 two-bedroom flats, served by 12 car spaces, was refused in June 2006 and was now the subject of appeal.

The Council's Historic Buildings Consultant comments were detailed within the report.

RESOLVED: Permission be refused on the grounds that the proposed development would, by reason of its design, scale and massing, not preserve an Area of High Townscape Value and would result in over-development and increased general disturbance to the detriment of surrounding residential properties. As such, the proposed development is contrary to Policies UHT1, UHT16 and HO20 of the Eastbourne Borough Plan 2001-2011.

11) EB/2006/0707(FP) - 19 SUSANS ROAD, EASTBOURNE - Addition of second floor extension to form a one bedroom self contained flat – DEVONSHIRE. One letter of objection had been received.

The Historic Buildings Consultant comments were detailed within the report.

The Conservation Area Advisory Group considered the application at their meeting on 18 October 2006, they suggested that the applicant needed to reconsider the roofline and fenestration arrangements.

The Environment Agency and Highways Manager raised no objections to the proposal.

Three further letters of objection had been received.

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

RESOLVED: Permission be refused on the grounds that the proposed extension would result in an unacceptable impact through loss of outlook and increased overshadowing to the amenities of the occupiers of flats in 17 Pevensey Road and the design of the proposed roof extension would create an incongruous feature in the streetscene that would harm the character of the conservation area and as such the proposal would be contrary to policies HO20, UHT1 and UHT15 of the Eastbourne Borough Plan 2001-2011

12) EB/2006/0686(FP) - 5 CUCKMERE WALK, EASTBOURNE - Erection of 1.83 metre high fence on north eastern and south eastern boundary (to replace existing hedge) – RATTON.

RESOLVED: Permission be refused on the grounds that the proposed fence by reason of its prominent elevated position on the wide open junction of Meadowlands Avenue and Cuckmere Walk would create an incongruous feature in the streetscene that would harm the established open character of the locality and would harm the visual amenity of the area and as such would be contrary to policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001-2011.

13) EB/2006/0718(FP) - 245 SEASIDE, EASTBOURNE - Change of use from shop (Use Class A1) to takeaway (Use Class A5) and installation of galvanised extraction flue at rear – DEVONSHIRE. The Environmental Health Department were consulted and their comments were summarised within the report. One letter of objection had been received, and a petition of 25 signatures was also submitted.

Mr Vieler addressed the committee in objection to the proposal due to the lack of adequate access at the side of the premises, and the ability to use the side entrance for evacuation purposes by the residents above the property in case of fire. The proposed extraction flue would cause noise disturbance as would the smells emitted. Mr Vieler submitted a further 17 letters in objection to the proposal.

Mr Lindley addressed the committee in objection to the proposal and stated that the extraction flue would be closer to his property than stated in the drawings, Mr Lindley was also concerned about the means of escape and the deliveries to the property via the side entrance and the possibility of increase litter and disturbance.

Mr Kent address the committee on behalf of the applicant and stated that the flue had been specially designed to remove smell to above the roofline and reduce noise to the surrounding area, the ceilings within the property

would be lined for additional fire protection and that the side entrance would be kept clean and tidy at all times. In addition Mr Kent stated that the premises would be advertised as a take-away venue, and there would not be a large number of people attending the premises.

RESOLVED: **(By 6 votes to 1)** That permission be refused on the grounds that the proposed extraction flue due to its proximity to the surrounding residential properties would lead to an unacceptable level of noise and odour that would harm the amenities of the occupiers of surrounding properties and would therefore be contrary to Policy HO20 of the Eastbourne Borough Plan 2001-2011.

14) EB/2006/0668(FP) - LAND WITHIN THE CURTILAGE OF 10 RAVENS CROFT, EASTBOURNE - Erection of a two storey attached dwelling and the provision of two parking spaces accessed from St. Johns Road – MEADS. Twenty three letters of objection had been received.

At their meeting on 17 October 2006, the Conservation Area Advisory Group raised no objections to the proposal.

The Historic Buildings Consultant noted that the proposal was in keeping with the design of the existing building in principle, but that elements of the design needed clarification.

Mr Edwards addressed the committee in objection to the proposal due to the design being out of keeping with the surrounding area, the lack of parking and the loss of privacy.

Mr Gross addressed the committee in objection to the proposal and stated that the development would have a serious impact on the surrounding area and there would a loss of privacy.

RESOLVED: Permission be refused on the grounds that the proposed development, by reason of its size, siting and projection forward of the established building line, would be inconsistent with the alignment of other properties in the locality and the established pattern of development, and would therefore undermine the open spacious character of Ravens Croft and the character and appearance of the conservation area. The proposed dwelling would also have an adverse impact on the outlook of the occupiers of the adjacent flats, by reason of its forward projection of the established building line in St. Johns Road. The proposed development would therefore conflict with policies UHT1, UHT2, UHT4, UHT15 and HO20 of the Eastbourne Borough Plan 2001-2011.

15) EB/2006/0706(FP) - 30 CORNFIELD ROAD, EASTBOURNE - Change of use from class B1 (office) to A3 (restaurant) – MEADS. The Council's Historic Buildings Advisor comments were detailed within the report.

At its meeting on the 17 October 2006 the Conservation Area Advisory Group raised objections to the proposed shop front.

RESOLVED: 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.

16) EB/2006/0705(FP) - 12 JOHNSTON PLACE, EASTBOURNE - Erection of conservatory to rear – SOVEREIGN. One letter of objection had been received.

Mrs Jeffrey addressed the committee in objectio to the proposal due to the loss of light, the size of the proposed conservatory and that the development would be out of keeping with the surrounding area.

Mr Gent addressed the committee on behalf of the applicant and presented an alternative to the design proposed stating that this would reduce the overshadowing to the neighbouring property.

Members agreed that the alternative design could not be considered as part of this application.

RESOLVED: Permission be refused on the grounds that the proposed conservatory would have an unacceptable impact on the visual amenity of the surrounding area due to its prominent position interrupting the uniform design and layout of the estate and would thereby be contrary to Policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001-2011.

17) EB/2006/0673(FP) - 22 CRAWLEY CRESCENT, EASTBOURNE - Single-storey extension to front of house - HAMPDEN PARK. Two letters of objection had been received.

RESOLVED: Permission be refused on the grounds that the front extension will be out of character with the established street scene and detrimental to the visual amenity of the area, contrary to policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001 - 2011.

18) EB/2006/0418(FP) - ALL SAINTS HOSPITAL, DARLEY ROAD/KING EDWARDS PARADE, EASTBOURNE - Refurbishment and conversion of former hospital to create 53 residential apartments; erection of 52 new residential apartments, conversion of lodge to a dwelling and erection of a new dwelling; restoration of chapel for community use; creation of an area of landscaped public open space, together with associated parking, access and landscaping (amended plans) - MEADS

19) EB/2006/0419(LB) - ALL SAINTS HOSPITAL, DARLEY ROAD/KING EDWARDS PARADE, EASTBOURNE - Listed Building application: Demolition of redundant single-storey hospital buildings, linking corridor, garage block and plant rooms. Conversion of hospital building into 53 residential apartments; erection of 52 new residential apartments, conversion of lodge to a dwelling and erection of a new dwelling; restoration of chapel for community use; creation of an area of landscaped public open space, together with associated garages, cycle stores and refuse stores. Partial demolition and restoration of boundary walls (amended

plans) – MEADS. 12 letters and 5 e-mails had been received from residents in Cliff Road, Darley Road, Milnthorpe Road, Dukes Drive, Holywell Road, Chesterfield Road and Meads Street and the comments made were summarised within the report.

The comments of the Conservation Area Advisory Group were detailed within the report.

The Chairman of the Meads Community Association had asked for the views of the Association (800 households) to detailed within the report.

English Heritage had been concerned about the All Saints Hospital site for many years and particularly since the hospital was closed. The proposals were broadly welcomed even though the conversion of the buildings would intrusive, particularly in the conversion of the men's and women's ward wings and made recommendations which were detailed within the report.

The comments of the Victorian Society, Environment Agency, Southern Water, East Sussex County Council's Development Contributions Co-ordinator, The Council's Historic Buildings Consultant, Council's Economic Development Officer and the Council's Leisure and Communities Manager were included within the report.

Sport England South East had the opportunity to comment by the 15 November 2006.

The Crime Prevention Design Adviser at Sussex Police had confirmed that there were no identified major concerns with the proposals.

East Sussex County Council's Development Control (Transport) Manager has confirmed that subject conditions detailed within the report he did not wish to restrict grant of Consent.

The report included further information on Access, Traffic Impact, Sustainable Transport, Local Sustainable Accessibility Improvement Contributions (LSAIC) and Parking

The Council's Housing Services Manager commented on the following areas; Provision of affordable housing, the need for affordable housing, Type of affordable housing required and Tenure of affordable housing.

The Council's Parks and Gardens Manager has confirmed that he is satisfied with the layout of the site and the use of the amphitheatre to incorporate the change in level as you enter the public open space from King Edwards Parade further detailed comments were included within the report.

The Council's Highway Manager had confirmed that the Highway Authority had worked closely with the applicant in determining the highway related issues associated with the development. As a result, a Transport Assessment was requested together with a Travel Plan and these had been submitted with the application.

Members requested that the Officers renegotiate the design of Block A in consultation with the Chairman.

RESOLVED: (A): Planning permission be granted in respect of EB/2006/0418(FP), subject to the prior conclusion of a S.106 Agreement, GOSE raising no objections to the application (deadline; 15 November 2006) and 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 and finishes 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 activity that may be audible beyond the site boundary, including heavy vehicle movements to and from the site shall take place outside 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. (4) 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. (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) 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.(7) 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).(8) (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; and (xiii) consideration of the need to provide a children's play space.(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.(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) Before any works commence on site, details of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The works shall be carried out in accordance with the approved details and to a timetable to be agreed with the Local Planning Authority.(11) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.(12) 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.(13) All waste arising from demolition shall be removed from the site in covered vehicles for disposal at a suitably licensed waste disposal facility. (14) There shall be no burning of any waste permitted on site.(15) That full details of the measures to minimise dust arising from demolition activity shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site.(16) That prior to commencement of development on site, full details of the provision to be made for the collection of refuse and for access thereto by collection vehicles shall be submitted to and approved by the Local Planning Authority. (17) That 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 Local Planning Authority in consultation with Southern Water. (18) That prior to commencement of development on site, details of the finished floor levels of the proposed buildings shall be submitted to and approved by the Local Planning Authority.(19) That no demolition, site clearance or building works shall be undertaken until full details of a vehicle haulage route, arrangements for loading and unloading, the siting of the storage compound and the routing of all services have been submitted to and approved by the Local Planning Authority. (20) That prior to commencement of any development on site, full details of any external lighting for within the site shall be submitted to and approved by the Local Planning Authority. (21) That no works authorised by this consent shall take place until the making of a detailed photographic record of the interiors and exteriors of the buildings has been undertaken by a person or body approved by the Local Planning Authority, to a programme which shall be submitted to and approved in writing by the Local Planning Authority. (22) That prior to commencement of development, a site meeting shall be held between the Local Planning Authority, in consultation with English Heritage, and the persons responsible for undertaking the works, to ensure that the conditions attached to the planning permission and listed building consent are understood and can be complied with in full. Notification of the date and time of a meeting shall be made in writing to the Local Planning Authority. (23) That prior to commencement of development on site, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details: a) drawings at a scale of 1:1, 1:2, 1:5 or 1:10 (as appropriate) showing all joinery details b) method statement for the conservation of the paint scheme on the balustrades of the two main staircases. (24) That prior to commencement of any work on site, steps shall be agreed in writing with Council and thereafter taken to protect interior feature staircases, balustrades, fireplaces, decorative plaster work, doors, door cases etc. from vandalism, theft or other damage for the duration of the construction/alteration work hereby permitted. (25) That all new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of materials methods, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved or required by any other condition(s) attached to this consent. (26) That before the relevant parts of the works are begun, sample panels of all new facing brickwork and carved stonework shall be provided on site showing the proposed brick and stone types, colour, texture, face-bond and pointing, mortar mix and finish profile. Confirmation of the materials and methods shall be agreed in writing with the Local Planning Authority and shall be carried out accordingly. The approved sample panels shall be retained on site until the work is completed and the condition discharged. (27) That prior to the commencement of any work on site, a detailed justification for, and/or methodology for inserting a damp proof course to be used shall be submitted in writing and approved by the Local Planning Authority. (28) That the new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on drawings hereby approved or required by any other condition(s) attached to this consent. (29) That prior to the commencement of any work on site, a schedule and annotated plan showing the full extent of alteration works to

existing windows shall be approved in writing by the Local Planning Authority and the work agreed carried out in full. (30) That prior to the commencement of any work on site, detailed drawings (as appropriate) fully detailing all new or replacement windows and doors, shall be submitted to and approved in writing by the Local Planning Authority and installed in complete accordance with the approved details. The drawings will show the decorative/protective finish; cross sections for glazing bars, sills, heads etc. at a scale of 1:1, 1:2 or 1:5; details of puttying or beading; method of opening; and colour scheme. (31) That prior to the commencement of any work on site, drawings to a scale of 1:20, 1:10, 1:5 or full size as appropriate, fully detailing the following new or replacement features, shall be approved in writing by the Local Planning Authority: bargeboards, chimneys, roof verges, roof eaves, porches, plinths, steps and balustrades. (32) No cleaning of masonry or brickwork, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Prior to the commencement of any work on site, proposals shall be approved in writing by the Local Planning Authority and carried out strictly in accordance with such approved proposals. At the commencement of cleaning, a test panel shall be undertaken in an inconspicuous position. (33) That prior to the commencement of any work on site, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes security, communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works shall be implemented only in accordance with such approval. (34) No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building other than those shown on the drawings hereby approved. (35) That prior to the commencement of any work on site, 1:20 scale details of the proposed new accesses through the boundary wall in Darley Road shall be submitted to and approved by the Local Planning Authority. (36) That prior to the commencement of any work on site, 1:10 scale plans, elevations & sections of the proposed new or altered dormers shall be submitted to and approved by the Local Planning Authority. (37) That prior to commencement of any work on site, a sample of the new two-tier sash windows behind the Gothic tracery of the ward windows shall be fabricated and installed for approval before the final design of the windows is approved. (38) That prior to commencement of any work on site, a specialist report on the stone and brickwork with elevation drawings identifying any areas for repair/replacement, with accompanying specifications, shall be submitted to and approved by the Local Planning Authority. (39) That prior to commencement of any work on site, samples of the clay tiles to be used for areas being re-roofed shall be submitted to and approved by the Local Planning Authority. (40) That prior to commencement of any work on site, further details of the number and means of construction of the replacement chimneys shall be submitted to and approved. (41) That prior to commencement of any work on site, further details of the garage doors shall be submitted to and approved by the Local Planning Authority. (42) That prior to commencement of development on site elevation drawings identifying all areas where the modern additions and prefabricated buildings are to be removed shall be submitted to and approved by the Local Planning Authority and a decision made as to the design for reinstatement. Following

demolition of the modern additions and prefabricated buildings, further details of the openings that are currently hidden shall be submitted to and approved by the Local Planning Authority. (43) No part of the proposed new lodge within the existing courtyard shall protrude above the existing boundary walls. (44) That before the development hereby approved is commenced, details of measures for bird deterrent shall be submitted to and approved by the Local Planning Authority. The approved measures shall be implemented before the buildings are first brought into use/occupied. (45) That prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority. 1. A desk study identifying all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site. 3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken. 4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. Any changes to these agreed elements require the express consent of the Local Planning Authority. (46) If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, it 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. (47) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed. (48) Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater. (49) If during development, the presence of bats is discovered, work should stop immediately and English Nature should be contacted. In addition, a Watching Brief shall be maintained during demolition works and when any trees are felled. (50) 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 curtilages of the dwellings hereby permitted without the prior approval in writing of the Local Planning Authority. (51) That prior to commencement of development on site, further details of the design and appearance of the proposed cycle and refuse stores shall be submitted to and approved by the Local Planning

Authority. (52) That prior to commencement of development on site, full details of a tree planting scheme to the rear of the properties in Darley Road that border the Orchard shall be submitted to and approved by the Local Planning Authority and the planting carried out prior to occupation of the development hereby approved. (53) That, while the development hereby permitted is being carried out, a suitable hard standing shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud on the highway caused by such vehicles shall be removed without delay and in no circumstances left beyond the end of the working day.(54) That prior to the commencement of development on site, full details of the means of accesses to serve the site (including details of pedestrian and vehicular visibility splays and materials to be used) shall be submitted to and approved by the Local Planning Authority and thereafter constructed to the satisfaction of the Council, prior to the first occupation of any of the residential units hereby approved. (55) The new car parking areas shall be designed and constructed to a standard approved by the Local Planning Authority in consultation with the Highway Authority, to include materials, drainage and lighting. (56) That prior to occupation of any of the residential units hereby approved, provision must be made to prevent the discharge of water from the site on to the public highway and similarly to prevent the discharge of surface water from the highway on to the site. (57) That prior to occupation of any of the residential units hereby approved, the on-site car parking (including the chapel car park and the garages) shall be available for use by residents and visitors, to the satisfaction of the Local Planning Authority. (58) The finished surfaces of private drives/hard standings/forecourts should not result in loose material being deposited onto the public highway. (59) That a further Transport Assessment shall be submitted to and approved by the Local Planning Authority, in consultation with the Highway Authority when the future use/occupier of the chapel is confirmed. (60) That the existing gravel track to the south of the site shall at all times remain as an emergency access/pedestrian route only and shall at no time be used as a vehicular access. Details of the siting of bollards shall be submitted to and approved by the Local Planning Authority and thereafter provided on site prior to the first occupation of any of the residential units hereby approved. (61) That prior to the commencement of development on site, full details of the proposed "build-out" in Darley Road for the purposes of refuse collection, shall be submitted to and approved by the Local Planning Authority and thereafter constructed to the satisfaction of the Council, prior to the first occupation of any of the residential units hereby approved. (62) That prior to the commencement of development on site, full details of any temporary means of vehicular access over the footway shall be submitted to and approved by the Local Planning Authority and thereafter provided to the satisfaction of the Council. (63) That prior to the commencement of development on site (including demolition), a pre-commencement condition survey of the surrounding streets shall be carried out by the applicant in consultation with the Highway Authority. (64)That prior to the commencement of development on site, detailed drawings including levels, sections, construction details of the proposed internal roads, footpaths, surface water drainage and street lighting shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. (65) That prior to commencement of development on site, further details of a tree planting scheme for the rear of

the garage court on the former orchard, adjacent to properties in Meads Street shall be submitted to and approved by the Local Planning Authority.

RESOLVED: (B): That listed building consent be granted in respect of EB/2006/0419(LB) subject to the following conditions: (1) That the development and works hereby permitted shall be begun not later than five years from the date of this consent. (2) That no works authorised by this consent shall take place until the making of a detailed photographic record of the interiors and exteriors of the buildings has been undertaken by a person or body approved by the Local Planning Authority, to a programme which shall be submitted to and approved in writing by the Local Planning Authority. (3) That prior to commencement of development a site meeting shall be held between the Local Planning Authority, in consultation with English Heritage, and the persons responsible for undertaking the works, to ensure that the Conditions attached to the planning permission and listed building consent are understood and can be complied with in full. Notification of the date and time of a meeting shall be made in writing to the Local Planning Authority. (4) That prior to commencement of development on site, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full in accordance with such approved details: a) drawings at a scale of 1:1, 1:2, 1:5 or 1:10 (as appropriate) showing all joinery details b) a method statement for the conservation of the paint scheme on the balustrades of the two main staircases. (5) That prior to commencement of any work on site, steps shall be agreed in writing with Council and thereafter taken to protect interior feature staircases, balustrades, fireplaces, decorative plaster work, doors, door cases etc. from vandalism, theft or other damage for the duration of the construction/alteration work hereby permitted. (6) That all new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of materials methods, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved or required by any other condition(s) attached to this consent. (7) That before the relevant parts of the works are begun, sample panels of all new facing brickwork and carved stonework shall be provided on site showing the proposed brick and stone types, colour, texture, face-bond and pointing, mortar mix and finish profile. Confirmation of the materials and methods shall be agreed in writing with the Local Planning Authority and shall be carried out accordingly. The approved sample panels shall be retained on site until the work is completed and the condition discharged. (8) That prior to the commencement of any work on site, a detailed justification for, and/or methodology for inserting a damp proof course to be used shall be submitted in writing and approved by the Local Planning Authority. (9) The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on drawings hereby approved or required by any other condition(s) attached to this consent. (10)That prior to the commencement of any work on site, a schedule and annotated plan showing the full extent of alteration works to existing windows shall be approved in writing by the Local Planning Authority and the work agreed carried out in full. (11)That prior to the commencement of any work on site, detailed drawings (as appropriate) fully detailing all new or replacement windows and

doors) shall be submitted to and approved in writing by the Local Planning Authority and installed in complete accordance with the approved details. The drawings will show the decorative/protective finish; cross sections for glazing bars, sills, heads etc. at a scale of 1:1, 1:2 or 1:5; details of puttying or beading; method of opening; and colour scheme. (12)That prior to the commencement of any work on site, drawings to a scale of 1:20, 1:10, 1:5 or full size as appropriate, fully detailing the following new or replacement features, shall be approved in writing by the Local Planning Authority: bargeboards, chimneys, roof verges, roof eaves, porches, plinths, steps and balustrades. (13)No cleaning of masonry or brickwork, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Prior to the commencement of any work on site, proposals shall be approved in writing by the Local Planning Authority and carried out strictly in accordance with such approved proposals. At the commencement of cleaning, a test panel shall be undertaken in an inconspicuous position. (14) That prior to the commencement of any work on site, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes security, communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works shall be implemented only in accordance with such approval. (15)No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building other than those shown on the drawings hereby approved. (16)That prior to the commencement of any work on site, 1:20 scale details of the proposed new accesses through the boundary wall in Darley Road shall be submitted to and approved by the Local Planning Authority. (17)That prior to the commencement of any work on site, 1:10 scale plans, elevations & sections of the proposed new or altered dormers shall be submitted to and approved by the Local Planning Authority.(18)That prior to commencement of any work on site, a sample of the new two-tier sash windows behind the Gothic tracery of the ward windows shall be fabricated and installed for approval before the final design of the windows is approved. (19)That prior to commencement of any work on site, a specialist report on the stone and brickwork with elevation drawings identifying any areas for repair/replacement, with accompanying specifications, shall be submitted to and approved by the Local Planning Authority. (20)That prior to commencement of any work on site, samples of the clay tiles to be used for areas being re-roofed shall be submitted to and approved by the Local Planning Authority. (21)That prior to commencement of any work on site, further details of the number of means of construction of the replacement chimneys shall be submitted to and approved by the Local Planning Authority. (22)That prior to commencement of any work on site, further details of the garage doors shall be submitted to and approved by the Local Planning Authority. (23)That prior to commencement of development on site elevation drawings identifying all areas where the modern additions and prefabricated buildings are to be removed shall be submitted to and approved by the Local Planning Authority and a decision made as to the design for reinstatement. Following demolition of the modern additions and prefabricated buildings, further details of the openings that are currently hidden shall be submitted to and approved by the Local

Planning Authority. (24)No part of the proposed new lodge within the existing courtyard shall protrude above the existing boundary walls.

28 Eastbourne Core Strategy – Preferred Options Report 2006.

The Committee considered the report of the Planning Manager seeking the views of Members on the proposed consultation of the Council's Local Development Framework: Core Strategy – Preferred Options report.

Members were advised that the LDF: Core Strategy – presented the Spatial Vision and Objectives for the future growth and development of the Borough until 2026. It listed all the options considered for achieving that vision and presented the Council's preferred options for managing change and development in the Borough.

When finalised, the Core Strategy and its key diagram would form the centrepiece of the Eastbourne Local Development Framework (LDF), from which other development plan documents would support. The Core Strategy must also be in line with the emerging South East Plan to 2026 and the Community Strategy to 2020.

RESOLVED: That the Local Development Framework: Core Strategy – Preferred Options, available for public consultation between 30th November 2006 and 28th February 2007, be endorsed.

29 Appeal Decisions.

There were none.

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

http://www.eastbourne.gov.uk/planningapplications/

The meeting closed at 7.50 pm.

B TAYLOR
(Chairman)