

Tuesday 24 April 2007
at 4.30pm



Planning Committee

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

52 Retirement of Members.

The Chairman announced that Councillor David Stevens would be retiring from the Council at the municipal elections to be held on 3rd May 2007. He had been elected as a Member of Eastbourne Borough Council in 1983 and had served on the Planning Committee for the past 25 years. The Chairman and Committee thanked Councillor Stevens for his dedication and service. Councillor Stevens responded, thanking Members for their good wishes, saying that it had been a pleasure and a privilege to serve on the Council and, in particular, the Planning Committee.

The Chairman also announced that Councillor Norman Marsh would be retiring from the Council and thanked him for his service and wished him health and happiness for the future. Councillor Marsh responded, thanking Members for their good wishes and saying how much he had enjoyed serving on the Planning Committee.

53 Minutes of the meeting held on 3 April 2007.

The minutes of the meeting held on 3 April 2007 were submitted and approved and the Chairman was authorised to sign them as a correct record.

54 Apologies for Absence.

An apology for absence was received from Councillor Harris.

55 Declaration of Interests.

There were none.

56 Report of Planning Manager on Applications.

- 1) EB/2007/0169(DET) – LANGNEY ROUNDABOUT, ST ANTHONYS AVENUE/PEVENSEY BAY ROAD, EASTBOURNE – Installation of a 14.7m high monopole telecommunications mast and two ancillary equipment cabinets – ST.ANTHONYS.**

Three objections had been received from local residents and Southern Gas Network had advised that there was a gas pipeline in the vicinity and were
(2006/2007 Minutes)

contacting the applicant. One additional letter of objection was reported to the committee from a resident in St. Anthony's Avenue stating that the entrance to Eastbourne via this roundabout looked awful because of the number of concrete and other posts on this roundabout.

The Highway Engineer had raised no objection to the proposal.

Councillor Warner addressed the committee representing Mrs. Fossbury of St. Anthony's Avenue, objecting to the proposal on the grounds of adverse visual impact. Councillor Warner asked that operators be requested to share mast facilities, and asked the committee to defer consideration of this application until further information had been established about the effect of mobile telecommunications equipment on the bee population.

RESOLVED: (By 4 votes to 1) Prior approval of the siting and appearance be refused on the grounds of adverse visual impact on the area.

- 2) EB/2007/0119(RM) – FORMER BUS GARAGE, 7 – 17 SUSANS ROAD AND 32 CAVENDISH PLACE, EASTBOURNE – Demolition of former bus garage and workshops and erection of 59 one and two bedroom flats with pedestrian/parking facilities accessed from Susans Road, together with courtyard development of four houses and 15 one and two bedroom flats with pedestrian/parking facilities accessed from Cavendish Place - DEVONSHIRE.**

Two letters of objection and comments from the Pevensey Road Neighbourhood Association had been received and these were summarised in the report. Southern Water had advised that the applicant investigate alternative means of surface water disposal. The Historic Buildings Consultant had considered that the Art Deco style elevation to Susans Road was supportable. Comments of the Conservation Area Advisory Group were summarised in the report.

A letter was reported from the Twentieth Century Society raising concerns at the loss of the Art Deco Ticket Office and urging the retention of this building.

The Conservation Consultant had forwarded comments to the applicant who had responded with revised drawings, that were satisfactory, and the Planning Officer reported that the Developer was working with the Council to ascertain if the Art Deco Ticket Office could be retained.

Mr. King addressed the committee, requesting that efforts be made to retain the Art Deco Building.

Councillor Wallis addressed the committee urging that this building be retained and thanking the developer for their co-operation in investigating this possibility.

Mr Pickup addressed the committee on behalf of the applicant. The site had been purchased in December 2006 with extant planning permission and demolition consent. A highways audit was being prepared to

investigate the possible re-alignment of the access. The structure of the Art Deco building was poor and it had not been possible to undertake a full survey. There were covenants by the Chatsworth Estates restricting the residential use of the building. Whilst the developer would endeavour to save the Art Deco building, Mr. Pickup asked the committee to approve the application without any further restrictions/conditions.

RESOLVED: Permission be granted subject to the following conditions (1) The conditions attached to outline consent EB/2006/0404(OL), granted on 22 August 2006, are reiterated and, unless otherwise discharged to the satisfaction of the Local Planning Authority, should be complied with to ensure the validity of the planning permission. (2) That details, including the height of the boundary wall between the proposed development and existing properties in Pevensey Road shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The wall shall be constructed in accordance with the approved drawings.

Informative: the committee supports the retention of the Art Deco building, whilst taking into account the problems of the developer in meeting the requirements of the Highway Authority.

3) EB/2007/0176(FP) – OLD MANOR BARN, 7 PARK LANE, EASTBOURNE - Erection of a conservatory at side – RATTON.

The Conservation Area Advisory Group had submitted an objection and the Historic Buildings Adviser had made comments that were summarised in the report.

RESOLVED: (By 6 votes to 1) Permission be refused on the ground that the proposed conservatory, by reason of its design and position, will be harmful to the special character and appearance of the Listed Building, contrary to policies UHT1 and UHT17 of the Eastbourne Borough Plan 2001 - 2011.

4) EB/2007/0185(LB) – OLD MANOR BARN, 7 PARK LANE, EASTBOURNE - Erection of a conservatory at side – RATTON.

The Conservation Area Advisory Group had submitted an objection and the Historic Buildings Adviser had made comments that were summarised in the report.

RESOLVED: (By 6 votes to 1) Permission be refused on the ground that the proposed conservatory, by reason of its design and position, will be harmful to the special character and appearance of the Listed Building, contrary to policies UHT1 and UHT17 of the Eastbourne Borough Plan 2001 - 2011.

5) EB/2007/0152(FP) - 180 BRODRICK ROAD, RATTON – Two storey extension at rear – RATTON.

No letters of objection had been received.

RESOLVED: Permission be refused on the grounds that the proposed two-storey extension, by reason of its height and projection, would result in a loss of outlook and light to the occupiers of the adjoining properties, resulting in an overbearing impact, that would harm their amenities and as such would be contrary to Policy HO20 of the Eastbourne Borough Plan 2001-2011.

6) EB/2007/0168(FP) - 14 HURST ROAD, EASTBOURNE – Change of use to form five self-contained flats in association with extension to main roof incorporating an increase in height and addition of four dormers, addition of two conservatories at rear, addition of tiled canopy to front of property and replacement of existing conservatory with single storey extension – UPPERTON.

Five objections had been received and were summarised in the report. The Environment Agency had raised no objections.

A further two letters of objection were reported from residents in Hurst Road and Hurst Lane, objecting that the proposal would create additional pressure on parking in the area, and the proposal was an inappropriate change of use. A further letter had been received expressing concern about traffic and parking. A letter had been received from the County Archaeologist saying that this was an archaeologically sensitive area and requesting facilities to prepare archaeological records.

RESOLVED: (By 6 votes for and 1 abstention) 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 prior to the commencement of development details of the design and siting of the bin stores for the flats hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be installed in strict accordance with the details submitted prior to the first occupation of the flats.

7) EB/2007/0103(FP) - 50 OSBORNE ROAD ROAD, EASTBOURNE – Erection of part two storey and part single storey extension at rear, single storey extension at side to form garage and erection of fence to the side – OLD TOWN

Two letters of objection were received and were summarised in the report. A letter was reported from 45 Peppercombe Road objecting to the loss of privacy and tranquillity.

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 rear elevation of the development.

(4) That the proposed window serving the bathroom in the rear elevation shall only be glazed in semi-obscure glass and shall be permanently maintained as such thereafter. (5) The proposed development shall be carried out in strict accordance with the amended drawing received by the Local Planning Authority on 10 April 2007.

8) EB/2007/0150(FP) - 71 MILTON ROAD (SUBSTATION SITE), EASTBOURNE – Erection of a two storey dwellinghouse with parking at front – OLD TOWN.

Four letters of objection were summarised in the report. The Principal Highways Engineer had raised no objections. The Environment Agency had requested a condition.

Councillor Lucas addressed the committee representing the local residents who were of the opinion that the current proposal represented an over-development of the site, was an inconsistent design with adjoining properties, would result in loss of light to nos. 73 and 69 Milton Road, and would result in overshadowing.

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) 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) The dwelling shall not be occupied until space has been laid out within the site in accordance with the approved plan for cars to be parked and for vehicles to enter and leave the site in a forward gear. (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) 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. All surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained. The drainage works shall be completed in accordance with the details and timetable agreed.

9) EB/2007/0151 (FP) – HIGHLAND HOUSE, 18 – 20 CAREW ROAD, EASTBOURNE – Formation of one flat within lower ground floor of residential development approved under planning permission EB/2005/0572 (which is now complete) – UPPERTON.

The Housing Development Officer had advised that the proposal would bring the total number of units on this development up to the threshold for section 106 planning obligations including affordable housing.

A letter was reported from East Sussex County Council seeking a financial contribution from the developer towards waste treatment and sustainable transport. A letter was reported on behalf of the applicant which was circulated to the committee, requesting that the application be dealt with in the form it was submitted, i.e. for one flat only with no requirement for affordable housing or other planning obligations.

RESOLVED: Permission be refused on the grounds that the proposed development, comprising an additional flat which would result in a total of 15 residential units in the application property, 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/2007/0197(FP) – BLOCK G, SITE M, PACIFIC DRIVE, SOVEREIGN HARBOUR NORTH, EASTBOURNE – Amendment to planning permission EB/2002/0224 to omit duplex apartments and create six additional flats on the third and fourth floors of block G (to form 24 flats in total) – SOVEREIGN

Two letters of objection were summarised in the report. One additional letter of objection was reported from a resident of Admiralty Court stating that the proposal would create an intensification of the development and that the demand for two bedroomed flats was already more than met.

Additional information had been received from the developer relating to car parking provision: 12 flats would be provided with 2 spaces in tandem garages, other flats would have 1 space (hard surface car parking) and 9 visitors spaces would also be provided.

Mr. Weeks addressed the committee on behalf of the Sovereign Harbour Residents Association, asking the committee to refuse the application on the grounds that the area was already overdeveloped and that the number of 2 bedroomed apartments exceeded demand. He referred to, (and circulated a paper with details of), the decision of the full Council taken on 20 September 2006, when a motion was carried that no further residential development should be carried out in the harbour area. (The Planning Officer clarified that the decision related to undeveloped sites in the harbour that had not yet received permission for residential development, and that the application site under consideration had previously been granted planning permission

for residential development in 2003, and that a variation to that permission was now being applied for).

Councillor Warner addressed the Committee on behalf of the constituents in his ward, objecting to the proposal for further residential development, and seeking a refusal of the planning application.

Councillor Williams addressed the committee objecting to the proposal on the grounds that the site was already overdeveloped, and that the infrastructure should be considered before any further residential development took place.

A vote on the proposition to grant permission as set out in the report was lost (By 3 votes to 4 (For: Councillors Herbert, Pooley and Stevens; Against 4 Councillors Goodall, Marsh, Murray and Taylor)).

RESOLVED: That permission be refused on the grounds that the proposed additional flats would constitute an overdevelopment of the site to the detriment of the general character of the area, resulting in an increased activity to the detriment of neighbouring residential amenity and adding to the demand for on-street car parking in the vicinity, contrary to Policies UHT1, HO20 and TR11 of the Eastbourne Borough Plan 2001 – 2011.

11) EB/2007/0139(FP) – FLAT 11 VALENTINE COURT, 91 – 95 SOUTH STREET, EASTBOURNE – Installation of replacement UPVC windows at front and rear - MEADS

The Conservation Area Advisory Group had objected to the proposal, requesting that the windows should remain metal.

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

12) EB/2007/0154(FP) – 1 – 3 LANGNEY ROAD, EASTBOURNE – Change of use from B1 (offices) to A4 (drinking establishment) - DEVONSHIRE

This application was withdrawn by the applicant.

13) EB/2007/0182(FP) – FLAT 1, 17 GRANGE ROAD, EASTBOURNE – Single storey extension to rear of ground floor flat – MEADS

A letter of objection was reported from the occupier of 17A Grange Road due to the impact on light, and the height and proximity of the proposed development at the rear of the property.

RESOLVED: Permission be refused on the grounds that the extension, by reason of its size, scale and position, will result in overshadowing, together with loss of light and outlook, detrimental to the residential amenity of the adjoining dwelling, contrary to policy UHT1 and HO20 of the Eastbourne Borough Plan 2001 - 2011.

14) EB/2007/0143(LB) – CLAREMONT (LIONS) HOTEL, 5 -10 GRAND PARADE, EASTBOURNE – Retrospective listed building consent for the retention of 10 black Victorian lanterns to front elevation, tiling entrance lobby area, repainting tops of railings gold, installation of Dutch banner on front entrance and four recessed Dutch blinds on front elevation – DEVONSHIRE

The Historic Buildings Officer and the Conservation Area Advisory Group had not supported the ceramic tiles or the gold railing tops.

RESOLVED (By 6 votes for and 1 abstention) Permission be granted subject to the following condition (1) That within a period a three months from the date of this decision notice, the entrance lobby tiles, hereby approved, shall be painted with gloss finish in a colour to be agreed in writing by the local planning authority and shall be permanently maintained thereafter.

15) EB/2007/0145(FP) – 1 GRANVILLE ROAD, EASTBOURNE – Installation of replacement UPVC windows and door to flats – MEADS

The Conservation Officer had recommended refusal as the proposal conflicted with policies in the Borough Plan and the Townscape Guide.

RESOLVED: Permission be refused on the grounds that the proposed replacement windows would be detrimental to the character and appearance of the building and the Meads Area of High Townscape Value, by reason of their design, construction and materials, and would therefore conflict with policy UHT16 of the Eastbourne Borough Plan 2001-2011 and the Eastbourne Townscape Guide (Supplementary Planning Guidance - Adopted July 2004).

16) EB/2007/0117(FP) – 75 MOY AVENUE, EASTBOURNE – Alteration of roof to form gable end with dormer window on rear roof slope and erection of single storey extension at rear of house – ST. ANTHONYS

Two letters of objection were summarised in the report.

An e-mail had been received from the occupier of 77 Moy Avenue objecting to the reduction in sunlight to the downstairs w.c. and kitchen and the loss of privacy in the garden.

Revised plans had been received reducing the depth of the extension and the Planning Officer considered that the revised proposal would not have an adverse impact on residential amenity.

Councillor Stevens addressed the committee on behalf of Mrs. Noschese-Hussein and asked for consideration of the application to be deferred to allow for further examination of the revised plans.

Mrs. Noshese-Hussein addressed the committee objecting to the proposal on the grounds of loss of light and privacy.

The motion to defer consideration of the application was lost (By 4 votes to 3).

RESOLVED: (By 4 votes for (Councillors Herbert, Marsh, Murray and Taylor) and 3 abstentions (Councillors Goodall, Pooley and Stevens)) that as satisfactory amended drawings had been received, 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) a privacy screen shall be provided to protect the privacy of the occupiers of no. 73 Moy Avenue.

17) EB/2007/0194(FP) – 28 GRANGE ROAD, EASTBOURNE – Demolition of existing building and replacement with nine flats together with five car parking spaces and nine cycle storgae units – MEADS

Two letters of objection were summarised in the report.

The Highway Authority had raised no objection to the proposal on parking grounds but had requested conditions relating to visibility, discharge of surface water, treatment of driveways and slope of footpath crossings. The Crime Prevention Designer (Sussex Police) had raised no major concerns but had suggested that the ground floor bedroom windows be protected by window grilles. The Arboriculturist had requested that a method statement should be provided for the protection of tree roots during works.

RESOLVED: (By 6 votes for and 1 abstention) 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) 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. (4) 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. (5) 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. All surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained. The drainage works shall be completed in accordance with the details and timetable agreed. (6) No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only. (7) 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. (8) No flat shall be occupied until the secure and covered cycle storage at the front of the property is available for use. The approved stores shall be retained thereafter.

18) EB/2007/0206(FP) – 83 – 85 SEASIDE ROAD, EASTBOURNE – Conversion of single storey extension at rear of shop from storage into a one-bedroom flat accessed via footpath from Seaside Road running to the rear – DEVONSHIRE.

The Economic Development Officer recommended that permission be refused, because of its adverse impact on the potential use of the trading area. The Historic Buildings Advisor had not objected to the proposal.

RESOLVED: Permission be refused on the grounds that the proposed flat at the rear of a shop unit is an undesirable location for a dwelling with poor pedestrian access and would be out of character with the general pattern of development in the area; and adversely affect the usability and servicing of the shop unit to the detriment of parking and free-flow of traffic in Seaside Road. The proposed development is therefore contrary to policies UHT1, HO20 and TR11 of the Eastbourne Borough Plan 2001 - 2011.

19) EB/2007/0170(FP) – ST. ANTHONY'S MOUNT NURSERY SCHOOL, SEAVILLE DRIVE, EASTBOURNE – Demolition of existing buildings and construction of a block of six two-bedroom and three one-bedroom flats together with eleven parking spaces – ST.ANTHONYS

This application was withdrawn by the applicant.

57 Appeal Decisions.

- 1) EB/2006/0142, 207 Terminus Road – This appeal was allowed by the Inspector.
- 2) EB/2005/0172, 17 Selwyn Road – This appeal was dismissed by the Inspector.
- 3) EB/2006/0106, The Telephone Exchange, Hampden Park – This appeal was withdrawn by the appellant, subject to the Council agreeing to allow the appellant until 30 September 2007 to cease the use of the site for storage and to remove the equipment stored at the site.

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

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

58 Vote of Thanks

The committee thanked Councillor Taylor for his chairmanship during the past year.

The meeting closed at 6.50 pm.

**Councillor Taylor
(Chairman)**