Tuesday 7 August 2007
at 6.00pm

EASTBOURNE
Borough Council

Planning Committee

MEMBERS: Councillor Mrs MADELL (Chairman); Councillor HARRIS (Deputy Chairman) Councillors BELSEY (as substitute for Mrs Goodall), BLOOM, GOODWIN, Mrs SALSBURY, SZANTO and TAYLOR.

(An apology for absence was reported from Councillor Mrs Goodall)

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17 Minutes.

The minutes of the meeting held on 17 July 2007 were submitted and approved and the Chairman was authorised to sign them as a correct record.

18 Declaration of Interests.

Item 11 Block G Site M, Pacific Drive, Sovereign Harbour, Eastbourne – Councillor Bloom declared a prejudicial interest having made his feelings regarding the development at the Harbour known on many occasions. Councillor Bloom withdrew from the room whilst this application was considered.

19 Report of Head of Planning on Applications.

1) EB/2007/0082(FP) - **LAND ADJACENT TO, 10 WORDSWORTH DRIVE, EASTBOURNE -** Erection of two semi detached dwellings and one detached dwelling - ST. ANTHONYS. Six letters of objection had been received.

Planning permission was refused in 1989 for the erection of a three bedroom chalet bungalow on part of the side garden for the following reasons: (1) That the proposed site, by reason of its very limited size and its shape, is not suitable for the erection of a dwelling. (2) That the proposal would be an over-development of a very restricted site. (EB/1989/0348)

Southern Water's comments were detailed within the report.

The Environment Agency's comments were relayed to the Committee. The inclusion of a flood risk assessment was suggested as a condition if the application was approved.

The Eastbourne Allotment Garden Society's comments were detailed within the report.

RESOLVED: Permission be refused on the grounds that the proposal would be an overdevelopment of a restricted site, resulting in a cramped and

contrived layout, which would be incongruous and out of character with the surrounding area, to the detriment of the visual amenities of the area. As such the proposal conflicts with policies UHT1, UHT2 and UHT4 of the Eastbourne Borough Plan 2001-2011.

2) EB/2007/0235(FP) - **EASTBOURNE YOUTH HOSTEL, EASTBOURNE -** Proposed replacement 26 bed youth hostel (existing building destroyed by fire) **-** OLD TOWN. One letter of support had been receievd.

The County Archaeologist advised that, although this application was situated within an archaeologically sensitive area, he did not believe that any archaeological remains were likely to be affected by these proposals.

The Economic Development Officer supported the application.

Downland, Trees and Woodlands Manager had no objections. The Environment Agency had no objection. The Highway Authority did not wish to restrict grant to this particular application.

The South Downs Joint Committee welcomed the proposed replacement of the youth hostel as an important facility for the town and the Downs.

The committee discussed the application and its architectural merits in such a prominent site.

RESOLVED: **(By 4 votes to 2 with 2 abstentions)** Permission be granted subject to the following conditions (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) No development shall take place until samples of the materials, including good quality brick and timber cladding (with a natural finish), 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) No structure, plant, equipment or machinery shall be placed, erected or installed on or above the roof or on external walls unless otherwise approved in writing by the Local Planning Authority. (4) a) No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate: (i) proposed finished levels or contours; (ii) means of enclosure; (iii) car parking layouts; (iv) other vehicle and pedestrian access and circulation areas; (v) hard surfacing materials; (vi) minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); (vii) proposed and existing functional services above and below ground (eg drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc); (viii) retained historic landscape features and proposals for restoration, where relevant; (ix) planting plans; (x) written specifications (including cultivation and other operations associated with plant and grass establishment); (xi) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; (xii) implementation timetables. b)All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in

accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation (5) That the premises shall be used only for the purposes specified in the application and for no other purpose whatsoever. (6) If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, then this 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. (7) Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material (8) Before the development, hereby approved, is commenced details of secure and covered parking for at least six bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved parking facilities shall be provided before the first occupation of the building and thereafter maintained as such. (9) 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. (10) 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. (11) All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on an immediately adjoining the site shall be protected from damage for the duration of works on the site. This shall be to the satisfaction of the Local Planning Authority in accordance with its guidance notes and relevant British Standards (BS 5837: 1991). Any parts of hedges

or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development 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 plants of such size and species and in such positions as may be agreed with the Authority.

3) EB/2007/0294(OL) - **19-25 LEWES ROAD, EASTBOURNE -** Removal of four detached houses and replacement with 30 residential flats and 13 affordable housing units in three blocks ranged over 3/4 floors above car park. **-** UPPERTON

This item has been withdrawn.

4) **EB/2007/0338(FP) - 14 AND 16 JEVINGTON GARDENS, EASTBOURNE** Conversion and extension of two existing five storey houses into 14 flats served by three car parking spaces – MEADS.

This item has been withdrawn.

5) EB/2007/0360(FP) - **58 FAIRLIGHT ROAD, EASTBOURNE -** Change of use from single private dwelling to one self-contained flat and one self contained maisonette together with addition of first floor extension and balcony at rear **–** DEVONSHIRE. Three letters of objection had been received.

RESOLVED: Permission be refused on the grounds that (1) the dwelling is below the size appropriate for conversion and should be retained as a single private dwelling house, to allow the proposal would contravene policy HO9 of the Eastbourne Borough Plan 2001-2011. (2) the proposed balcony would result in a serious loss of privacy to the small rear courtyard gardens of the adjoining properties and would therefore contravene Policy HO20 pf the Eastbourne Borough Plan 2001-2011. (3) That no Flood Risk Assessment has been submitted and the proposal therefore fails to demonstrate that such risk resulting from the proposed development can be safely managed.

6) EB/2007/0362(FP) - 4 THE AVENUE, EASTBOURNE - Erection of a five storey block of 11 flats, including accommodation in the roofspace with garages and ancillary facilities on the ground floor – UPPERTON. One letter of objection had been received.

One additional letter of objection was reported at the meeting and related to loss of privacy and overshadowing. The Committee were advised of an additional condition (10).

An application for a change of use to Class B1 offices was submitted in December 2006, but was withdrawn in January 2007. An application for a five storey block of fourteen flats was refused on 3 April 2007 for the reason that the proposed building would be an overdevelopment of the site by reason of its height, scale and massing, and together with its design, would be detrimental to the visual amenities of the area, the setting of a designated conservation area and the amenities of adjacent residents as a result of overshadowing, overlooking, loss of light and loss of outlook. The proposal would therefore conflict with policies UHT1, UHT2, UHT4, UHT15, and HO20 of the Eastbourne Borough Plan 2001-2011. (EB/2007/)

The Environment Agency and the Crime Prevention Design Adviser had no objections to the scheme. The Highways Manager had no objections to the proposal.

The Economic Development Officer would prefer to see the site retained for office accommodation, but recognises that the site is allocated as residential in the Borough Plan, and that Policy BI1 could not be applied.

The Historic Buildings Consultant noted that all previous comments raised (on the previous scheme) appear to have been addressed and the scheme was much improved.

RESOLVED: **(By 7 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) No development shall take place until samples of the materials to be used in the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (3) That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place on Sundays or Bank/Public Holidays. (4) No developmentshall take place until sections at a scale of 1:20 through the lift shaft have been submitted to and approved in writing by the local planning authority. The plans shall specifically detail the height in relation to the roof/ ridge lines. The development shall be carried out in accordance with the approved details. (5) No development shall take place until elevations at a scale of 1:10 and sections at a scale of 1:2 of all joinery (windows,doors, garage doors) 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. (6) All leadwork shall be carried out in accordance with the recommendations of the Lead Sheet Association. (7) No development shall take place until details of all external flues/vents/mechanical extract systems 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. (8) No development shall take place until protective 2.4m high heavy duty hoardings securely mounted on scaffold poles has been erected all around the lime tree adjacent to the front boundary on a line that shall extend to the furthest extent of the canopy. Such fencing shall be inspected and approved by the local planning authority before any works or demolition commence on site,

and shall be maintained during the course of the works. No unauthorised access or placement of goods, fuels or chemicals, soils or other materials shall take place inside the protected area. (9) No development shall take place until details of hard and soft landscaping proposals at the front of the building have been submitted to and approved in writing by the local planning authority. The details shall include: a) proposed finished levels or contours b) means of enclosure c) hard surfacing materials d) proposed and existing services (drainage, gas, electricity, water, telephone etc) e) planting plan All hard and soft landscaping shall be carried out in accordance with the approved details prior to the occupation of any part of the building. Any plants that die or are removed within a period of five years after planting, shall be replaced as soon as is reasonably practicable with others of a similar species, size and number as originally approved; (10) That none of the flats in the building hereby approved shall be occupied until the whole width of that section of Upperton Lane which extends the full depth of the application site has been resurfaced to a specification which has been submitted to and approved in writing by the local planning authority.

7) EB/2007/0379(FP) - **5 - 11 HARTINGTON PLACE, EASTBOURNE -** Conversion of residential care home to fourteen self-contained flats with parking at the rear **–** MEADS**.** One letter of objection had been received.

One further letter of objection had been received relating to the alleyway access.

The Environment Agency had confirmed that they had no objection in principle to the proposal, and Southern Water did not wish to comment.

At their meeting on 3 July 2007, the Conservation Area Advisory Group raised no objection to the proposal, subject to a condition being imposed regarding landscaping.

The Historic Buildings Consultant states that the scheme has been designed following pre-application discussions and was considered in principle to be supportable subject to the imposition of planning conditions to control various aspects and unresolved matters.

RESOLVED: Permission be granted subject to the following conditions:

In relation to **EB/2007/0379 (FP)**: (1a) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In relation to **EB/2007/0380 (LB)**: (1b) The development and works hereby permitted shall be begun before the expiration of three years from the date of this consent.

In relation to EB/2007/0379 (FP) and EB/2007/0380 (LB) (2) That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place on Sundays or Bank/Public Holidays. (3) No development shall take place until the following have been submitted to

and approved in writing by the local planning authority: a) Methology Statement for the removal of the original staircase and construction of a new lift shaft, including 1:20 sections, any structural strengthening required and specifications for making good as necessary. b) Methodology Statement for the formations of new openings, the removal of original partitions and associated making good, including the specification for traditional lime mortars amd plasters. c) Methodology Statement for the insertion of noise attenuation measures with regard to the impact on the historic fabric of the building. d) Method Statement for the retantion of historic features, to include a photographic survey of all original/historic features (cornices, skirting, picture rails, plaster arches, fireplaces). The statement shall include confirmation that no existing features shall be removed without the formal approval in writing of the local planning authority. e) Methology Statement of the proposed details at a scale of 1:2 of the dry lining of external walls, under floor heating and any wet rooms. f) Methodology Statement for the application of any proposed tanking system to the basement areas, including details at a scale of 1:2 g) Methodology Statement for the excavation of the proposed basement courtyard, including any temporary support interface details between the existing and proposed. The development shall be carried out in accordance with the approved methodology statements. (4) No development shall take place until samples of all materials and finishes to be used in the development, both internally and externally, including a sample panel of painted render 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. (5) No development shall take place until details of the following have been submitted to and and approved in writing by the local planning authority: a) details of all joinery at a scale of 1:10 for elevations and 1:2 for sections b) details of the lift motor housing c) details of rainwater goods, which must be cast metal d) details at a scale of 1:50 of all pipe and conduit runs where they impede the historic fabric, including all associated wiring etc. for any fire and/or burglar alarm system. e) details of the alteration of any floor levels due to the removal of existing steps f) details of the features to be lost in the lower ground floor hallway of no.9 g) details of the bin store at a scale of 1:20 i) details of the enclosure/covering of the parking and cycle storage area The development shall be carried out in accordance with the approved details. (6) Prior to the commencement of the development, localised areas shall be opened up to validate the wall construction under the supervision of the local planning authority. (7) Any damage to the historic fabric of the listed building should be notified immediately to the local planning authority, and work ceased until a site inspection has been made and a method for making good approved. (8) There shall be no external flues/vents/extracts or television aerials, hanging baskets or window boxes fixed to the building without the prior approval in writing of the local planning authority. (9) No development shall take place until a justification has been submiited to and approved in writing by the local planning authority for the removal and reinstatement of partitions between the bedrooms and ensuites, and for the flattening of the kitchen wall on the ground floor of no.11 (10) All leadwork shall be carried out in accordance with the recommendations of the Lead Sheet Association. (11) Any variation from the approved layout to achieve compliance with the Building Regulations shall be submitted to and approved in writing by the local planning authority before the development hereby approved is commenced.

(12) No bonfires or burning of materials shall take place within 6 metres of the furthest extent of the spread of the canopy of any tree or tree group on or overhanging the site. (13) All existing trees 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 to be protected are fenced along a line to be agreed with the Local Planning Authority with 2.4m minimum height heavy-duty hoardings securely mounted on scaffold poles. Such fencing shall be inspected and approved by the Local Planning Authority before any works commence on site, and maintained during the course of the works on site. No unauthorised access or placement of goods, fuels or chemicals, soils or other materials shall take place inside the fenced area.(14) No development shall be carried out until details of both the hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The details shall include: a) proposed finished levels, including any changes in levels b) means of enclosure and boundary treatments, including piers and railings c) all surfacing materials d) position of all services above and below ground (drainage, water pipes, gas pipes electricity cables, telephone cables) e) planting plans The development shall be carried out in accordance with the approved details.

8) EB/2007/0380(LB) - **5 - 11 HARTINGTON PLACE, EASTBOURNE -** Conversion of care home to fourteen self-contained flats, with parking at rear, involving internal and external alterations **-** MEADS

Please see the report for EB/2007/0379 (FP) – item 7

9) EB/2007/0383(FP) - **KINGS NIGHTCLUB, 18-20 LANGNEY ROAD, EASTBOURNE -** Removal of part of roof on the second floor to form a new external terrace for use by customers (smoking terrace) – DEVONSHIRE. Four letters of objection had been received.

One further letter of objection had been received and related to noise and anti social behaviour.

The Assistant Environmental Health Officer's comments were detailed within the report.

Councillor Wallis addressed the committee in objection to the proposal stating that there may be an increase in anti social behaviour, the difficulty in policing an enlarged nightclub and that the town centre had reached saturation point with the number of nightclubs in Eastbourne.

RESOLVED: Permission be refused on the grounds that the use of the proposed external area at second floor level to allow customers to smoke outside the building, is likely to result in an unacceptable level of late night noise and disturbance, to the detriment of the amenities of nearby residents, contrary to policy HO20 of the Eastbourne Borough Plan.

10) **EB/2007/0387(FP)** - **10 COLLEGE ROAD, EASTBOURNE -** Two storey extension at rear – MEADS. One letter of objection had been received.

The Environment Agency considered the site to be a low risk and raised no objections to the application.

RESOLVED: Permission be refused on he grounds that the two-storey extension, by reason of its size and position, would result in a loss of light and outlook detrimental to the residential amenity enjoyed by the occupants of 8 College Road, and therefore contrary to policies UHT1 and HO20 of the Eastbourne Borough Plan 2001 - 2011.

11) EB/2007/0393(FP) - **BLOCK G, SITE M, PACIFIC DRIVE, SOVEREIGN HARBOUR, EASTBOURNE -** Amendment to planning permission EB/2002/0224 to substitute duplex apartments with four additional 2-bedroom apartments on third and fourth floors of block G (to form 22 flats in total) – SOVEREIGN. One letter and 24 emails of objection had been received.

Mr Weeks addressed the committee in objection to the proposal stating that this was an overdevelopment of the site and that a similar application had been refused on those grounds. Mr Weeks also highlighted that this application was contrary to Council Policy.

RESOLVED: 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.

12) EB/2007/0394(FP) - **19 MILL ROAD, EASTBOURNE -** Proposed change of use from house in multiple occupation to five self-contained flats – UPPERTON. Two letters of objection had been received.

The Planning history for this application was detailed within the report.

The Local Highway Manager's comments were detailed within the report.

Mr Carson address the committee in objection to the proposal stating that if the access road were blocked it would cause considerable problems for refuse collection etc and that the proposal would also cause parking problems, problems for the buses that travel along Mill Road; and access for local residents. Mr Carson also queried whether notification had been sent to residents, and was advised by the Officers that a total of 54 letters of notification had been sent.

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 details of the provision to be made for the storage of domestic refuse and for access thereto by the occupiers of the building and collection vehicles shall be

submitted to and approved by the Head of Planning before the development hereby authorised is commenced. (3) The approved parking area shall be available primarily for the accommodation of vehicles of the occupiers of and visitors to the property and shall not be used for any other purpose. (4) That details of secure and covered on-site cycle parking provision to serve the development shall be submitted to and approved in writing by the Head of Planning. The approved storage scheme shall be implemented before the first occupation of the flats and thereafter maintained as such. (5) No roof area forming part of the property shall be used as a private amenity or sitting out area.

13) EB/2007/0419(ADV) - **144 TERMINUS ROAD, EASTBOURNE -** Display of one externally illuminated fascia sign with individually internally illuminated lettering and one projecting sign with internally illuminated lettering **-** MEADS

RESOLVED: **(By 7 votes with 1 abstention)** Permission be refused on the grounds that the proposed projecting sign by reason of its projection and depth, and the fascia sign by reason of its combined internal and external illumination would have a detrimental impact on the visual amenity of the area and would contravene policy UHT12 of the Eastbourne Borough Plan 2001-2011.

14) EB/2007/0420(FP) - **26 DARLEY ROAD, EASTBOURNE -** First floor extension at side and ground floor extension to rear of house **-** MEADS

This item has been withdrawn.

15) EB/2007/0432(FP) - **13 WOODCROFT DRIVE, EASTBOURNE -** Demolition of existing house and garage and erection of a terrace of four dwellings **–** RATTON. One letter of objection had been received.

The Highway Authority stated that they did not wish to restrict consent subject to suggested conditions.

Four further letters of objection had been received relating to access and increase in traffic.

RESOLVED: Permission be refused on the grounds that the proposed development of four terrace houses, by reason of the density of development and design, would be out of character and appearance with the general pattern of development in the surrounding area, and therefore contrary to policies UHT1 and HO11 of the Eastbourne Borough Plan 2001 - 2011.

16) EB/2007/0435(FP) - WILLOW COTTAGE, 24 SPRING CLOSE, EASTBOURNE - Retention of garage as built but with a reduction of height of 250mm and weathering by a lead apron 'flat' with downturn flashings – RATTON. One email of objection had been received.

A letter from the applicant's agent was read out to the committee.

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

RESOLVED: **(By 7 votes with 1 abstention)** Permission be refused on the grounds that the proposed alteration to the top height of the garage roof would not reduce the oppresive visual impact the enlarged structure has on the residential amenity of 78 Wish Hill, and therefore does not comply with policy HO20 of the Eastbourne Borough Plan 2001 - 2011.

17) EB/2007/0437(FP) - **18 - 20 LANGNEY ROAD, EASTBOURNE -** External alterations to Langney Road façade, including two new canopies. External alterations to Pevensey Road façade, including the provision of bin stores on forecourt **–** DEVONSHIRE. One letter of objection had been received.

Councillor Wallis addressed the committee in objection to the proposal stating that there may be an increase in anti social behaviour, the difficulty in policing an enlarged nightclub and that the town centre had reached saturation point with the number of nightclubs in Eastbourne.

RESOLVED: Permission be refused on the grounds that the proposed bin stores, by reason of their size, design, finish and prominent position would be seriously detrimental to the visual amenities of the area and the character and appearance of the building, and therefore would conflict with Policy UHT1 of the Eastbourne Borough Plan 2001-2011.

18) EB/2007/0439(FP) - **18 - 20 LANGNEY ROAD, EASTBOURNE -** Change of use of first floor from snooker club to nightclub - DEVONSHIRE

Councillor Wallis addressed the committee in objection to the proposal stating that there may be an increase in anti social behaviour, the difficulty in policing an enlarged nightclub and that the town centre had reached saturation point with the number of nightclubs in Eastbourne.

RESOLVED: (**By 7 votes with 1 abstention)** Permission be refused on the grounds that the proposed intensification of the nightclub use in the building would be seriously detrimental to the amenities of the immediate and wider area, by reason of noise and disturbance, and the potential for crime and disorder. The proposal would therefore conflict with policies TC7 and HO20 of the Eastbourne Borough Plan 2001-2011.

19) EB/2007/0442(FP) - **37 PRIDEAUX ROAD, EASTBOURNE -** Erection of detached four-bedroom house **-** UPPERTON

This item has been withdrawn.

20 Appeals Decisions.

(1) EB/2006/0568 – 30-32 Milnthorpe Road. The appeal was allowed by the Inspector.

(2) EB/2007/0045 – Grass Verge, Willingdon Road. The appeal was dismissed by the Inspector.

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

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

The meeting closed at 8.15p.m.

Mrs R Madell
Chairman