Tuesday 4 December 2007
at 6.00pm

EASTBOURNE
Borough Council

Planning Committee

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

(Apologies for absence were reported from Councillors Bloom and Szanto).

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39 Minutes.

The minutes of the meeting held on 30 October 2007 were submitted and approved and the Chairman was authorised to sign them as a correct record.

40 Declaration of Interests.

Item 1 – St Bedes School - Councillor Mrs Madell declared a personal interest in this item as members of her family had children who attended the school and remained in the room and spoke and voted on the application.

Item 7 – 10 Parkfield Avenue – Councillors Mrs Madell and Harris declared prejudicial interests in this item and withdrew from the room whilst the application was considered. (Councillor Mrs Salsbury took the Chair for this item).

Item 15 – 22 Milnthorpe Road - Councillor Mrs Madell declared a prejudicial interest in this item and withdrew from the room whilst the application was considered.

41 Report of Head of Planning on Applications.

1) EB/2007/0482(FP) - ST BEDES SCHOOL, DUKES DRIVE, EASTBOURNE - Demolition of existing single-storey classroom building and erection of a two-storey building comprising classrooms, dining hall and kitchen –MEADS. One letter of objection had been received.

The Committee was advised that there had been numerous permissions for temporary classrooms in recent years. The observations of the Council's Conservation Consultant and Principal Highway Engineer were detailed within the report

At its meeting on 28 August 2007 the Conservation Area Advisory Group raised no objections in principle but expressed some concerns about the close proximity of the building to the adjacent lane and potential damage to the hedge.

RESOLVED: That permission be granted subject to the following conditions: (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) No development shall take place until samples of the materials to be used in the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (3) That the development hereby approved shall not be brought into use until a shared surface is provided in the lane between the proposed shared surface indicated on Drawing No. PA003revA and the junction with Dukes Drive, in accordance with details to be submitted to and approved by the Highway Authority. (4) That the development hereby approved shall not be brought into use until the access from Dukes Drive is altered to a vehicle crossing layout to the satisfaction of the Highway Authority. (5) That details of all external lighting shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced. (6) That, once the extension is brought into use, the existing dining room shall only be used only as a learning resources area/display space and shall not be used as additional classrooms without the prior written consent of the Local Planning Authority.

2) EB/2007/0502(FP) - 122 PEVENSEY ROAD, 142 LANGNEY ROAD, EASTBOURNE - Demolition of part single and part two storey auction rooms (122 Pevensey Road and 142 Langney Road) and erection of a 4 storey extension comprising 3 two bedroom flats and 8 one bedroom flats together with waste bin and cycle storage facilities and proposed change of use of existing first floor offices (124 Pevensey Road) into a flat (flat 12) together with re-siting of access into existing second floor flat. Existing offices on ground floor to be retained – DEVONSHIRE. Two letters of objection, one letter of general comment and one letter of support had been received.

The observations of the Economic Development Officer, Historic Buildings Adviser, the Principal Highway Engineer and the Environment Agency were detailed within the report.

The application had been amended to overcome a number of concerns raised by the Historic Buildings Consultant and residential amenity issues relating to the layout of one of the ground floor flats.

In response to a query from the Committee regarding a boarded area on site, the applicant advised that this was an integral part of the site and was boarded on health and safety grounds and would be fully refurbished as part of the development.

At its meeting on 28 August 2007 the Conservation Area Advisory Group objected to the proposal as the application was considered to be incomplete and did not include elevation drawings.

RESOLVED: That permission be granted subject to the following conditions: (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) No development shall

take place until samples of the materials and finishes to be used in the external surfaces, which shall include natural slate for the roof, 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 the commencement of the development, hereby approved, all joinery details including window and door openings, shall be submitted to and approved in writing by the Local Planning Authority. (4) No external fitted flues, vents or similar fittings shall be installed without details first being submitted to and approved in writing by the Local Planning Authority. (5) All rainwater goods shall be cast metal. (6) No externally fitted trickle vents shall be installed to the windows of the development. (7) No development approved by this permission shall be commenced until full details of flood resilient and resistant construction techniques have been submitted to and approved in writing by the Local Planning Authority. (8) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage 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. (9) The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing. (10) No development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority. No occupation of dwellings should be undertaken prior to the implementation of those agreed foul drainage works. (11) Prior to being discharged into any watercourses, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained. (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.

3) EB/2007/0503(CA) - 122 PEVENSEY ROAD AND 142 LANGNEY ROAD, EASTBOURNE - Demolition of part single and part two storey auction rooms (122 Pevensey Road and 142 Langney Road) and erection of a 4 storey extension comprising 3 two bedroom flats and 8 one bedroom flats together with waste bin and cycle storage facilities and proposed change of use of existing first floor offices (124 Pevensey Road) into a flat (flat 12) together with re-siting of access into existing second floor flat. Existing offices on ground floor to be retained – DEVONSHIRE.

RESOLVED: That Conservation Area consent be granted subject to condition that the development and works hereby permitted shall be begun not later than three years from the date of this consent.

4) EB/2007/0599(FP) - 3-17 JEVINGTON GARDENS, EASTBOURNE - Erection of a total of 83 apartments of which 19 would be low cost social rent, communal facilities and associated car and cycle parking facilities – MEADS. One letter of objection had been received.

The Senior Planning Officer reported that the application had been amended to provide 19 affordable units as required by Policy HO13. The Housing Services Manager had confirmed that the layout, mix and number proposed were acceptable and had also provided the detail regarding funding to ensure the scheme was financially viable. The Council's contribution had been agreed by the Director of Housing, Health and Community Services. The applicant had signed a unilateral undertaking that the application would revert to 68 apartments with 15 affordable units should the required funding not become available.

The observations of the Environment Agency, Southern Water, Historic Buildings Advisor, the Crime Prevention Design Adviser, on behalf of Sussex Police, the Council's Housing Services Manager, the County Council's Development Contributions Co-ordinator, the Parks and Gardens Manager and the Arboricultural Officer were detailed within the report. The Highway Authority raised no objections to the proposal subject to a number of conditions relating to the access arrangements and the requirement for a legal agreement to secure a development contribution towards public transport improvements.

At its meeting on 27 November 2007 the Conservation Area Advisory Group supported the proposal subject to a number of amendments recommended by the Historic Buildings Consultant relating to the alignment of the string course with the proposed balconies. The Senior Planning Officer reported that the scheme had been amended to enhance visual amenity as requested by the Historic Buildings Consultant.

RESOLVED: (By 5 votes to 1) That planning permission be granted subject to the prior conclusion of an appropriate legal agreement (with the applicant, Borough and County Councils) in respect of 19 low cost social rent units, open space and public transport improvements funding and other development related contributions, as referred to in the report, 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 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) 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. (4) 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 (5) The soil levels within the root spread of trees/hedgerows to be retained shall not be raised or lowered. (6) 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). (7) 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); (ii) 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 (8) 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. (9) No development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority. Any works required to upgrade the infrastructure sufficiently to provide capacity for the new development should be undertaken prior to acceptance of the development's foul sewage. (10) 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. (11) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies

with an overall capacity compatible with the site being drained. (12) If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with. (13) The development, hereby approved, 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 Services. The drainage works shall be completed in accordance with the details and timetable agreed. (14) 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. (15) Details of the secure cycle parking facilities to serve the development, hereby approved, shall be submitted to and approved by the Local Planning Authority. No flat shall be occupied until the secure cycle parking is available for use in accordance with the approved details. The secure cycle parking shall be retained thereafter. (16) 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. (17) The string courses of the building, hereby approved, shall align with the proposed balconies. (18) The maximum gradient of the access ramp shall be 1 in 9. (19) The width of the access drive shall be no less than 4.5 metres for the first 10 metres, measured from the road channel. (20) Pedestrian visibility splays of 2 metres x 2 metres shall be provided on both sides of the access ramp where it meets the back of the footway. (21) The vehicular access ramp shall have a "holding platform" where it meets the footway with a gradient of 1 in 40 for the first 5 metres into the site.

5) EB/2007/0646(FP) - 84 CHURCH STREET, EASTBOURNE - Conversion of single private dwelling to one flat and one maisonette, with parking at rear - OLD TOWN.

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

6) EB/2007/0653(FP) - LAND WITHIN THE CURTILAGE OF, 37 PRIDEAUX ROAD, EASTBOURNE - Erection of a detached three bedroom dwelling with integral garage – UPPERTON. A letter of support and a letter of objection had been received. The observations of the Principal Highways Engineer and the Council's Arboricultural Officer were detailed within the report.

RESOLVED: That permission be refused on the grounds that the proposed development, by reason of its size and siting on a restricted plot, would

result in an overdevelopment of the site, which would be detrimental to the character and appearance of the area, and would result in an unacceptable degree overlooking of adjoining dwellings to the detriment of residential amenity. Furthermore, the proposed development would potentially result in harm to a preserved tree from future requests for removal or severe lopping. As such the proposal would conflict with policies HO6, UHT1, UHT4, HO20 and NE28 of the Eastbourne Borough Plan 2001-2011.

7) EB/2007/0660(FP) - 10 PARKFIELD AVENUE, EASTBOURNE - First floor extension at rear - HAMPDEN PARK. The Development Control Manager reported additional information received from the applicant who had consulted with the occupants of the neighbouring properties, none of whom had raised objections to the proposal and that the residents of the adjoining property had indicated support for the proposal.

RESOLVED: That permission be refused on the grounds that the proposed development would be seriously detrimental to the amenities of the residents of the adjoining dwelling in terms of outlook and daylight, and would therefore conflict with Policy HO20 of the Eastbourne Borough Plan 2001-2011.

8) EB/2007/0668(FP) - LAND TO REAR OF 38 & 40 OCKLYNGE ROAD, EASTBOURNE - Erection of a two-storey, 2-bedroom house - OLD TOWN. Three letters and emails of objection had been received.

The observations of the Historic Buildings Advisor, Environment Agency and the County Archaeologist were detailed within the report. At its meeting on 17 October 2007 the Conservation Area Advisory Group noted that detailing has been improved, however, the site size remained the same and was therefore an overdevelopment.

RESOLVED: That provided that suitably amended drawings are 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) 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, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no buildings, structures, walls or fences of any kind shall be erected within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority. (4) 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 formed in the house hereby approved. (5) Reasonable facilities shall be given to the County Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing

shall be given to the County Planning Authority, and their nominated representatives, of the date when work on site is likely to start. (6) That before the development hereby approved is commenced, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority.

9) EB/2007/0669(FP) - SUSSEX DOWNS COLLEGE, CROSS LEVELS WAY, EASTBOURNE - Erection of a steel-structure building (with pre-coated fabric cover) adjacent to existing construction centre, formation of hardstanding area and erection of perimeter fencing – RATTON. The observations of the Highway Authority, Sussex Police, the Environment Agency and Southern Water were detailed within the report. The County Archaeologist had advised that the site was potentially of archaeological interest and requested a condition to ensure a programme of works was submitted prior to the commencement of works on site.

Mr C Hookham (Friends of Hampden Park) and Councillor Woodall addressed the Committee in objection to the proposal on the grounds that the proposed development was on an existing playing field which formed part of Eastbourne Sports Park. The proposal represented piecemeal development which was considered unacceptable at this site and would result in a loss of facilities not available elsewhere in the town.

The Committee was advised that the land was identified on the Eastbourne Borough Plan Proposals Map for educational purposes.

RESOLVED: (A) That 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. (4)

RESOLVED: (B) That in the event that the appropriate Section 106 legal agreement is not concluded to the satisfaction of the Local Planning Authority by noon on Thursday 3 January 2008 (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.

10) EB/2007/0687(FP) - 18-20 LANGNEY ROAD, EASTBOURNE - Removal of part of roof on second floor to form new external terrace for use by customers (smoking terrace) – DEVONSHIRE. Two letters of objection had been received. The Assistant Environmental Health Officer had requested a number of conditions should permission be granted. The

Development Control Manager reported that the applicant had agreed to a temporary permission to enable any impact on nearby residents to be assessed and that the recommendation was for conditional approval for one year. The Committee supported the need to advise local residents that permission was granted on a temporary basis only.

RESOLVED: (By 5 votes to 1) That permission be granted subject to the condition that the use by patrons and staff of the smoking terrace hereby approved shall cease on or before 31 December 2008.

11) EB/2007/0688(FP) - 102 LONGSTONE ROAD, EASTBOURNE - Conversion of existing dwelling into two self-contained flats – DEVONSHIRE.

RESOLVED: That permission be refused on the grounds that the proposed development would result in the loss of a small family dwelling, would offer a poor standard of accommodation and is likely to result in noise and disturbance to adjacent residents. As such the proposal would conflict with Policy HO20 of the Eastbourne Borough Plan 2001-2011.

12) EB/2007/0689(FP) - 30 SOUTH STREET, EASTBOURNE - Change of use from retail shop (A1 Use Class) to photographic studio and gallery (sui generis use) – MEADS. Four letters and emails of objection had been received. The observations of the Planning Policy Department, Economic Development, and the Chairman of the Town Centre Management Initiative were detailed within the report.

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

13) EB/2007/0693(FP) - 39 ST PHILIPS AVENUE, EASTBOURNE - Two-storey extension at side of house to provide garage and utility room on ground floor and granny annexe on first floor - ST. ANTHONY'S.

Councillor Mattock addressed the Committee in support of the application. She indicated that nos 37 and 39 were not symmetrical as the application site had a plot of land to the side and a garage. There were properties in the area with projections of 1.2m or more beyond the building line and she referred to a recent extension at a nearby property which had an identical plot and extended beyond the building line with little impact on the street scene.

She stated that the design features of the proposed extension would be finished to blend with the appearance of the main dwelling. No objections had been submitted from residents of neighbouring properties and one neighbour had written a letter of support.

RESOLVED: (By 4 votes to 2) That permission be refused on the grounds that the extension would, by reason its design and scale, unbalance the appearance of the pair of semi-detached houses and be an incongruous feature in the established street scene. The proposed development is

therefore contrary to Policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001 – 2011.

14) EB/2007/0723(FP) - 4 AND 6 FRIDAY STREET, EASTBOURNE - Retention of existing dwelling and residential redevelopment to provide 5 two and three bedroom bungalows and dormer bungalows with associated parking – LANGNEY. Five letters of objection had been received. The Local Highway Manager raised no objections to the proposal. The Committee was advised that the scheme had been amended to overcome the concerns expressed relating to loss of light, over shadowing and close proximity.

RESOLVED: (By 5 votes to 1) That permission be granted subject to the following conditions: (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (2) No development shall take place until samples of the materials to be used in the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (3) 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) 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. (5) That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place on Sundays or Bank/Public Holidays. (6) That 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. (7) No development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority. No occupation of the dwellings should be undertaken prior to the implementation of those agreed foul drainage works. Any works required to upgrade the infrastructure sufficiently to provide capacity for the new development should be undertaken prior to acceptance of the development's foul sewage. (8) 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. (9) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

15) EB/2007/0746 (FP) - 22 MILNTHORPE ROAD, EASTBOURNE - Demolition of wall to provide vehicular cross over and parking bay. – MEADS. The observations of the Conservation Officer, the Downland, Trees and Woodland Manager and Highways Manager were detailed within the report. The Conservation Area Advisory Group at its meeting on 27 November 2007 raised objections to the proposal.

RESOLVED: That permission be refused on the grounds that the demolition of the front boundary wall would be detrimental to the visual amenities of the building and the character of the surrounding Conservation Area. As such, it would be contrary to Policies UHT5 and UHT15 of the Eastbourne Borough plan 2001-2011.

16) EB/2007/0763(FP) - RED LION PUBLIC HOUSE, 99 WISH HILL, EASTBOURNE - Erection of a timber smoking shelter on patio area in rear garden (revised application) RATTON.

RESOLVED: That permission be granted subject to the condition that the shelter hereby approved shall be retained with a natural timber finish, and shall not be stained or painted without the approval in writing of the local planning authority.

17) EB/2007/0773(ADV) - 56 TIDESWELL ROAD, EASTBOURNE - Retrospective application for the display of two signs on side elevation at first floor level – DEVONSHIRE.

RESOLVED: That permission be refused on the grounds that the signs, by reason of their size and siting, are incongruous and obtrusive features, which are out of keeping with, and detract from the appearance of the residential terrace and the character of the area as a whole, and are therefore detrimental to visual amenity and contrary to Policy UHT12 of the Eastbourne Borough Plan 2001-2011.

42 Appeals Decisions.

The Committee received an update on the following items:

EB/2007/0377(FP)– 202 Terminus Road - The appeal lodged by the applicant against the decision to refuse planning permission would be heard at a public inquiry early in the new year.

Rest Harrow – 14 The Combe – The decision of the Council to refuse the request to discharge/modify restrictive covenants at the site would be heard at a Land Tribunal Hearing and that a report on the outcome would be reported to a future meeting of the Committee.

The following appeal decisions were reported:

1) EB/2006/0169 – Monopole structure with two equipment cabinets at Langney Roundabout. The appeal was allowed by the Inspector.

2) EB/2006/0145 – 1 Granville Road. The appeal was dismissed by the Inspector.

3) EB/2006/0206 – 83-85 Seaside 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 8.45 p.m.

Mrs R Madell
Chairman