Tuesday 8 January 2008
at 6.00pm

EASTBOURNE
Borough Council

Planning Committee

MEMBERS: Councillor Mrs MADELL (Chairman); Councillor HARRIS (Deputy Chairman) Councillors Mrs GOODALL, GOODWIN, Mrs SALSBURY, SZANTO and TAYLOR.

(An apology for absence was reported from Councillor Bloom).

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43 Minutes.

The minutes of the meeting held on 4 December 2007 were submitted and approved and the Chairman was authorised to sign them as a correct record.

44 Declaration of Interests.

Item 2 – 17 Granville Road - Councillor Taylor declared a prejudicial interest in this item and withdrew from the room whilst the application was considered.

45 Report of Head of Planning on Applications.

1) EB/2007/0663(FP) - 1 SOUTHDOWN ROAD, EASTBOURNE - Erection of fence 1.8 metre high fence (to replace hedge) along boundary fronting Southdown Road - RATTON

RESOLVED: That permission be refused on the grounds that the proposed fence would be an obtrusive feature out of character with the established Southdown Road street scene and harmful to the visual amenity of the area, contrary to policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001 - 2011.

2) EB/2007/0684(FP) - 17 GRANVILLE ROAD, EASTBOURNE - Re-development to provide 12 flats in replacement building with five floors together with 13 car parking spaces and 12 bicycle stores (Amended Scheme) – MEADS. A total of 12 representations had been received.

The committee were reminded that from 1949 the building had been sub-divided into six flats. In November 2002 outline consent EB/2002/0446 (OL) was granted for the demolition of the existing building and the erection of a five-storey block of 9 two-bedroom and one 4-bedrrom penthouse flats, together with lower ground floor car parking.

The observations of the Cleansing Manager, Principal Highway Engineer, the Environment Agency, the Council's Arboricultural Officer, the Council's

Historic Buildings Adviser and Southern Water were detailed within the report.

The committee noted that the application had been amended to resolve the objections previously raised.

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

RESOLVED: **(By 5 votes and 1 abstention)** 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, before the development hereby approved is commenced, details of measures for bird deterrent shall be submitted to and approved by the Local Planning Authority. The approved measures shall be implemented before the building is first brought into use/occupied. (4) 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. (5) 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. (6) 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. (7) Details of all works to or affecting trees on or adjoining the site shall be submitted to and approved by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998: 1989 (Recommendations for Tree Work). (8) a) No works or development shall take place until full details

of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate: (i) proposed finished levels or contours; (ii) means of enclosure; (iii) car parking layouts; (iv) other vehicle and pedestrian access and circulation areas; (v) hard surfacing materials; (vi) minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); (vii) proposed and existing functional services above and below ground (eg drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc); (viii) retained historic landscape features and proposals for restoration, where relevant; (ix) planting plans; (x) written specifications (including cultivation and other operations associated with plant and grass establishment); (xi) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; (xii) implementation timetables. b)All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation (9) Details of tree planting, indicating positions or density, species, and planting size shall be submitted to and approved by the Local Planning Authority, and planting shall be carried out: a) prior to the occupation of the development for its permitted use; or b) before the end of the current or first available planting season following practical completion of the development hereby permitted; or c) in accordance with a timetable agreed in writing with the Local Planning Authority. Any such trees that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within five years of planting shall be replaced with specimens of a similar size and species as originally required. (10) A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority and shall include details of the arrangements for its implementation. (11) If during development, any visibly contaminated or odorous material not previuosly 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. (12) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roasds and hardstandings shall be passed through trapped gullies to BS 5911:1982, with an overall capacity compatible with the site being drained. (13) Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material. (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) The bicycle storage, hereby approved, shall be available for use before the first occupation of the residential accommodation. (16) 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/2007/0707(FP) - MINNESOTA JAX POOL CLUB, 121 - 123 SEASIDE ROAD, EASTBOURNE - Variation of conditions 1, 2 and 3 of planning permission EB/2006/0636, for permanent use of premises as a members billard club on ground and mezzanine floors and members pole dancing club in basement and operating hours of 12pm - 3am Monday to Sunday – DEVONSHIRE. One email in support of the application and five letters of objection had been received.

Two further letters of objection were reported at the meeting.

RESOLVED: **(By 6 votes and 1 abstention)** That permission be refused on the grounds that the proposed use of the premises, by reason of the proposed opening hours, would be seriously detrimental to the amenity of occupiers of neighbouring flats, increasing noise and general disturbance late into the night. The proposal is therefore contrary to policy HO20 of the Eastbourne Borough Plan 2001 - 2011.

4) EB/2007/0709(FP) (CONS AREA) - HYDRO HOTEL, MOUNT ROAD, EASTBOURNE - Proposed single storey orangery to north east elevation – MEADS. Four letters of objection had been received. The Conservation Officer had no objections to the proposal, subject to the reordering of the flank wall and window pattern/glazing bars.

At their meeting on the 27 November 2007, the Conservation Area Advisory Group raised no objections to the proposal subject to the amendments suggested by the Conservation Officer.

One further letter of objection was reported at the meeting and referred to inadequate parking on the site.

The committee were advised that the application being considered had been amended to include the suggestions of the Conservation Officer.

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 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) The proposed

development shall be carried out in strict accordance with the amended drawing ..... received by the Local Planning Authority on .....…

5) EB/2007/0711(OL) - THE CASTLE RESTAURANT, 346 SEASIDE, EASTBOURNE - Demolition of existing premises and erection of 13 one-bedroom and 9 two-bedroom flats (including 6 affordable housing units) together with the provision of 12 car parking spaces and cycle storage (Amended scheme) - ST. ANTHONYS.

This item was deferred.

6) EB/2007/0712(FP) - 19 LANGNEY ROAD, EASTBOURNE - **Change of use from betting office (A2 Use Class) to an adult gaming centre (a sui generis use) and installation of new shop front** – **DEVONSHIRE.** Two letters of objection had been received. The committee were reminded of the planning history relating to this site. The observations of Planning Policy and Economic Development were detailed within the report.

Sussex Police declined to comment on this application, and had not raised concerns with the previous application submitted.

Councillors noted that the Town Centre Management Initiative and Council's Economic Development Officer recommended that the application should be declined.

RESOLVED: **(By 5 votes and 2 abstentions)** 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) The premises shall be only used for the playing of amusement with prizes machines and ancillary retail sales and catering. No games of a sessional character shall be played on the premises and no amusement only machines shall be installed. (3) That from the first commencement of the use hereby authorised a retail display shall be maintained in the shop front. (4) That the use hereby permitted shall not be open to customers outside the following times 9am - 11pm Mondays - Saturdays and 10am to 10.30pm on Sundays and Bank Holidays/Public Holidays. (5) External loudspeakers shall not be installed at the premises at any time and there shall be no amplified soun, speech or music produced within the premises which is audible outside the premises.

7) EB/2007/0738(FP) - 13 SOUTHDOWN ROAD, EASTBOURNE - Retrospective application for the retention of greenhouse in rear garden – RATTON. One letter of objection had been received.

Mr H Weir addressed the committee in objection to the proposal restating the objections detailed within the report. Mr Weir felt that the application would be a breach of the Human Rights Act and that he wished to retain privacy in his garden and ground floor level rooms. Mr Weir suggested that the structure could be lowered to the original ground level and moved 3m from the boundary fence, which would preserve his privacy.

Councillor Belsey, ward councillor for Ratton, addressed the committee in objection to the proposal reiterating Mr Weir's objections and stating that

the structure was obtrusive from ground floor level. Councillor Belsey also objected to the 'retrospective' nature of the application.

Mr Sanders, the applicant, responded to the objections raised stating that the land level at the site of the structure was actually 1m lower than the original level, and that trees had be planted to create a boundary between the two properties. Mr Sanders stated that the structure was a greenhouse solely for the purpose of growing and tending to Bonsais and would not be used as a habitable room.

RESOLVED: **(By 4 votes to 2 with 1 abstention)** That permission refused on the grounds that That the proposed development would result in significant overlooking of adjoining residential properties which would be detrimental to the amenities of those residents. As such the proposal would conflict with Policy HO20 of the Eastbourne Borough Plan 2001 - 2011.

8) EB/2007/0742(FP) - UNIT 7E SOUTHBOURNE BUSINESS PARK, COURTLANDS ROAD, EASTBOURNE - Erection of 1.8 metre high close boarded fencing along Ringwood Road elevation, and 2.3 metre high fence and gates to rear of property - ST. ANTHONYS

RESOLVED: That permission be refused on the grounds that the fencing would be detrimental to the visual amenities of the surrounding residential area and the safety of residents when using the Highway. As such, it would be contrary to policies UHT1, UHT4 and TR11 which relates to the required parking standards as set out by the Highway Authority, of the Eastbourne Borough plan 2001-2011.

9) EB/2007/0747(FP) - FORT FUN, ROYAL PARADE, EASTBOURNE - Erection of replacement boundary fencing and metal gates facing Royal Parade, and part of south-west boundary (to enclose ice-cream kiosk), and the erection of 8 lighting columns and installation of new façade to building and formation of a hardstanding next to existing workshop building to provide seating area for catering stall (amended description) – SOVEREIGN

10) EB/2007/0774(ADV) - FORT FUN, ROYAL PARADE, EASTBOURNE - Display of banner signs on proposed lighting columns along promenade and car park boundaries – SOVEREIGN. Six letters of objection had been received. The observations of the Highway Authority and Tourism Manager were detailed within the report.

The committee were advised that lighting columns would 7m and not 10m as stated in the application and the lighting and signage would be inside the application site.

The committee raised concerns about the strength of the lighting and the impact on local residents.

RESOLVED A: **(By 5 votes to 1 with 1 abstention)** That permission be refused on the grounds that The lighting columns would, by reason of the size, number and position, be out of character with the promenade and

therefore detrimental to the visual amenity of the area. Furthermore, the proposed lighting would cause nuisance and disturbance to the occupiers of flats at Monarch House. The proposal is therefore contrary to policies UHT4 and HO20 of the Eastbourne Borough Plan 2001 – 2011.

RESOLVED B: **(By 5 votes to 1 with 1 abstention)** That permission be refused on the grounds that The proposed banner signs, by reason of the size and number, together with their illumination, would appear obtrusive in the promenade setting and detrimental to the visual and residential amenities of the area. The proposal is therefore contrary to policies UHT4, UHT12 and HO20 of the Eastbourne Borough Plan 2001 – 2011.

11) EB/2007/0765(FP) - 9 FRISTON AVENUE, EASTBOURNE - Erection of two single-storey extensions and two dormer windows to rear of bungalow – RATTON. Three letters of objection had been received.

The committee were advised that dormer windows could be installed as permitted development.

Mr R Woolston addressed the committee in objection to the proposal stating that the dormer windows would result in overlooking. Mr Woolston was also concerned that it may set a precedent.

Councillor Belsey addressed the committee in objection to the proposal stating concerns regarding the proximity of the properties and the size of the gardens. Councillor Belsey also stated that dormers had been added to the front of a property further down the street and suggested that the same could be done in this location to prevent overlooking.

Mr K Hylands, the applicant addressed the committee in response to the objections stating that the dormers would be used in the bedrooms only which would predominantly be used at night and curtains would be closed. Mr Hylands also stated that velux windows had been installed in another neighbouring property which was causing overlooking at present.

Members expressed sympathy with the neighbouring resident but were aware that the majority of the application could be constructed under permitted development and were therefore limited in the number of conditions that could be placed on the application.

RESOLVED: **(By 4 votes to 3)** That permission be refused on the grounds that The proposed dormers windows would overlook adjoining dwellings and gardens resulting in a loss of privacy and amenity for neighbouring occupiers, contrary to policy HO20 of the Eastbourne Borough Plan 2001 – 2011.

12) EB/2007/0767(OL) - LAND ADJACENT TO, SHORTDEAN PLACE, EASTBOURNE - Erection of a terrace of three 2-storey houses and provision of three garages/parking spaces (replacing two existing) - OLD TOWN. Six letters of objection had been received. The committee was advised that an outline application EB/1996/0338 for a terrace of three houses was submitted in 1996. The application attracted 18 letters of objection and was subsequently withdrawn. In February 1997 outline

application EB/1996/0562(OL) was submitted for the erection of a block of four flats and one garage together with the provision of garaging/parking spaces. The application was refused by the Borough Council and subsequently dismissed on appeal by the Planning Inspectorate. Outline application EB/2001/0486 for the erection of a three-bedroom chalet bungalow was refused consent in October 2001 and dismissed on appeal in July 2002.

The observations of the Principal Highway Engineer, on behalf of the Local Highway Authority, were detailed within the report.

RESOLVED: That permission be refused on the grounds that the proposed development will form an alien and intrusive feature in the streetscene of Shortdean Place which, on its south western side is characterised by the rear gardens serving the properties in Milton Road. As such, the proposed development is contrary to Policy UHT1 of the Eastbourne Borough Plan 2001-2011.

13) EB/2007/0770(FP) - BROAD REACH, 9 WELLINGTON QUAY, EASTBOURNE - Relaxation of condition 4 of planning permission EB/2005/0349 (to allow rooflights in eastern elevation to be openable and clear glazed) and retrospective permission sought for the increase to the height of chimney stacks – SOVEREIGN. One letter of objection had been received.

The committee were advised that the aplicant had responded to the recommendations for refusal siting the works recently completed at a neighbouring property. Officers reminded the Members that each application should be considered on its own merits.

The committee raised no objections to the increase in height of the chimney stacks and requested that the appilcant resubmit a separate application within 28 days seeking permission retrospectively for the increase in height of the stacks.

RESOLVED: That permission be refused on the grounds that Relaxing condition 4 of planning permission EB/2005/0349 to allow clear glazing in the roof lights would result in overlooking of the neighbouring dwelling detrimental to the amenity of the occupiers of 10 Wellington Quay and contrary to policy HO20 of the Eastbourne Borough Plan 2001 - 2011.

14) EB/2007/0786(FP) (CONS AREA) - 22 RAVENS CROFT, EASTBOURNE - **Single storey extension at side – MEADS.** Twenty-two letters of objection had been received. The observations of the Historic Buildings Consultant and the Council's Arboriculturist were detailed within the report.

At their meeting on the 27 November 2007, the Conservation Area Advisory Group raised objections to the scale and massing of the extension on the grounds that it would be out of character with the conservation area.

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

strident and incongruous feature in the streetscene, which would be severely detrimental to the character and appearance of the dwelling and the conservation area. As such, the development would be contrary to Policies UHT1, UHT4 and UHT15 of the Eastbourne Borough Plan 2001-2011.

15) EB/2007/0796(FP) - UNIT 5, HARVINGTON BUSINESS PARK, 54 BRAMPTON ROAD, EASTBOURNE - Change of use from Class B1 (light industrial) to Class B2 use for vehicle repairs and servicing and MOT testing station - HAMPDEN PARK. Six letters of objection had been received.

Members were advised that the applicant had responded fully to the concerns of the objectors.

The observations of the Economic Development were detailed within the report.

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) That the premises shall be used for vehicle repairs and MOT testing and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

16) EB/2007/0805(FP) - 19 UPPER KINGS DRIVE, EASTBOURNE - **Conversion of hipped roof to gable ends, three dormers to front and roof extension to rear and construction of pitched roof to detached garage** - **RATTON**

This item had been withdrawn.

17) EB/2007/0809(FP) - 9 JOHNSTON PLACE, SOVEREIGN HARBOUR NORTH, EASTBOURNE - Erection of a two-storey extension to side of property – SOVEREIGN. Five letters of objection had been received. A further three objections were reported at the meeting.

RESOLVED: **(By 4 votes and 3 abstentions)** 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) 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) That the proposed window in the side elevation shall only be glazed in semi-obscure glass and incapable of being opened and shall be permanently maintained as such thereafter. (4) nowithstanding 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 side elevation of the development.

18) EB/2007/0814(FP) - BULLOCK DOWN FARM, BEACHY HEAD ROAD, EASTBOURNE - Retrospective application under section 73a

for the siting of a portable farm shop for two years, together with a parking area - MEADS

The committee were reminded that Planning permission had been granted under delegated powers on 4 January 2006 for the provision of a single portable building on the site for a temporary three year period, to be used as a farm shop. A number of conditions were attached to the permission to control the colour of the building, the provision of a straw bale screen, the materials of the car park and the type goods to be sold. (EB/2005/0745)

The observations of the Downland, Trees and Woodland Manager were detailed within the report.

The comments of the Sussex Downs Joint Committee were reported at the meeting and whilst the committee supported farm diversification they were opposed to the long term retention of a farm shop. The committee suggested that the hay bale screening should be increased in height and that the majority of goods sold on the premises should be from the farm itself rather than being imported from other areas.

RESOLVED: That permission be granted subject to the following conditions: (1) The buildings hereby permitted shall be removed and the land restored to its former condition on or before 31 January 2010 in accordance with a scheme of work submitted to and approved by the Local Planning Authority. (2) That the buildings shall be placed on padstones and not on slab foundations. (3) That a straw bale screen shall be retained in its current position until the buildings and car park are are removed. Only uncovered straw bales shall be used, and shall be maintained at a height of 2.5m. (4) That the car parking area shall be maintained with a loose material on the surface, and no hardcore of tarmacadam shall be used. (5) That all the buildings hereby permitted shall be finished in a colour to be agreed with the local planning authority and maintained as such until they are removed. The painting/finishing shall be completed by 31 March 2008. (6) That the primary use of the buildings hereby permitted shall be the retail sale of the produce of Bullock Down Farm, and no more than 25% of the goods sold shall be imported. Only locally sourced food products shall be sold from the premises unless otherwise agreed in writing by the local planning authority.

19) EB/2007/0816(FP) - LAND WITHIN THE CURTILAGE OF, 8 ECMOD ROAD AND 81 NORTHBOURNE ROAD, EASTBOURNE - Erection of two terraced two-bedroom houses at the side of 8 Ecmod Road, together with two parking spaces accessed from Ecmod Road - ST. ANTHONYS. One letter of objection had been received.

RESOLVED: That permission be refused on the grounds that the proposed development, by reason of its size, siting and design, would be an overdevelopment of a restricted site and would result in an unacceptable degree of overlooking of 81 Northbournre Road to the detriment of residential amenity. As such the proposal would be contrary to Policies UHT1 and HO20 of the Eastbourne Borough Plan 2001-2011.

20) EB/2007/0826(FP) - ST MARYS CHURCH, DECOY DRIVE, EASTBOURNE - Erection of four bedroom, two-storey, detached vicarage in the grounds of Church and Church Hall, with additional car parking area - HAMPDEN PARK. Two letters of objection had been received. The observations of the Council's Arboricultural Officer and the Council's Historic Buildings Consultant were detailed within the report. The committee requested that the Council's Arboricultural Officer investigate the trees on the site that were not covered by tree preservation orders.

RESOLVED: That permission be refused on the grounds (1) That the proposed development, by reason of its scale, massing and siting, would result in an overdevelopment of the site and an unacceptable degree of overlooking to adjoining dwellings to the detriment of residential amenity. As such the proposed development is in conflict to policy HO20 of the Eastbourne Borough Plan 2001-2011. (2) That the proposed development, by reason of its design, the relocation of the car park area to the rear of the church, and the removal of protected trees, would be detrimental to the visual amenities of the surrounding area and the special interest and character of the listed building. Furthermore, the proposed development is contrary to policies UHT1, UHT4, UHT17 and NE28.

21) EB/2007/0827(LB) - ST MARYS CHURCH, DECOY DRIVE, EASTBOURNE - Erection of a four bedroom, two-storey, detached vicarage in the grounds of church and Church Hall, and extending car parking area - HAMPDEN PARK. Please see application EB/2007/0826 for report.

RESOLVED: That permission be refused on the grounds that the proposed development, by reason of its design, the relocation of the car park area to the rear of the church, and the removal of protected trees, would be detrimental to the visual amenities of the surrounding area and the special interest and character of the listed building. Furthermore, the proposed development would be contrary to policies UHT1, UHT4, UHT17 and NE28 of the Eastbourne Borough Plan 2001-2011.

22) EB/2007/0831(DET) - PUBLIC HIGHWAY IN WILLINGDON ROAD ADJACENT TO 33 RUSKIN ROAD, EASTBOURNE - Installation of telecommuncations apparatus comprising a 12m high telegraph pole, together with an ancillary equipment cabinet - RATTON

The Arboricultural Officer stated that the excavations for the proposed equipment would not have any adverse impact on the retention of the adjacent cypress trees, although it should be noted that they would need future maintenance to keep them clear of the pole.

13 letters of objection were reported at the meeting which highlighted concerns regarding the visual impact and potential associated health risks.

Councillor Belsey addressed the committee in objection to the proposal stating concerns regarding the health implications and the unsightly furniture associated with the proposed mast.

RESOLVED: That permission be refused on the grounds that the proposed installation, by reason of its height, scale and design, would be an

incongruous and alien feature in the streetscene and would be seriously detrimental to the visaul amenities of the area and nearby residents, and would therefore conflict with Policy US9 in the Eastbourne Borough Plan 2001-2011.

23) EB/2007/0843(FP) - 41 JEROME CLOSE, EASTBOURNE - Erection of conservatory on rear elevation of house – LANGNEY.

The planning history relating to this site was detailed within the report.

Five letters of objection were reported at the meeting which highlighted concerns regarding recent expansion of the house and the overdevelopment of the site**.**

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) 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.

46 Tree Preservation Order, Land at the Circus, Eastbourne Order No. 127.

The Committee considered the report of the Planning Manager and Solicitor to the Council which sought confirmation of a tree preservation order in respect of trees on the above land. Representation in support of the order had been received from the occupier of an adjoining property and the response of the Development Control Section was set out in the report.

RESOLVED: That The Eastbourne Borough Council Tree Preservation Order (Land at the Circus, Eastbourne, East Sussex) No. 127 (2007) be confirmed without modification.

47 Tree Preservation Order, Land at 8 Cedar Close, Eastbourne Order No. 134.

The Committee considered the report of the Planning Manager and Solicitor to the Council which sought confirmation of a tree preservation order in respect of a tree on the above land. Representation in support of the order had been received from the occupiers of an adjoining properties and the response of the Development Control Section was set out in the report.

RESOLVED: That The Eastbourne Borough Council Tree Preservation Order (Land at 8 Cedar Close, Eastbourne, East Sussex) No. 134 (2007) be confirmed without modification.

48 Validation of Planning Applications.

The committee considered the report of the Planning Manager advising Members of the new Government criteria in respect of the validation of planning applications. The report sought authority to consult on the proposed local lists of validation criteria.

Members agreed that it was important to have a comprehensive local list of validation criteria in place in order to ensure that all the relevant information was submitted along with the application. Without a thorough local list an application could not be considered as invalid if vital information, which was not on the list, was not submitted. Furthermore, the opportunity to seek such information may be lost.

RESOLVED: That consultation on the proposed local lists of validation criteria be undertaken, for a minimum period of 6 weeks, and that responses and recommendations be reported back to the Planning Committee for a decision on the formal adoption by the Council of the local lists.

49 Appeals Decisions.

The following appeal decisions were reported:

1) EB/2007/0197 & EB/2007/0393 – Block G Site M, Pacific Drive. The appeals were allowed by the Inspector.

2) EB/2007/0082 – Land adjacent to 10 Wordsworth Drive. The appeal was dismissed by the Inspector.

3) EB/2007/0830 – 28 Carew Road. The appeal was allowed 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 9.05 p.m.

Mrs R Madell
Chairman