

Tuesday 1 September 2009
at 6.00pm



Planning Committee

MEMBERS: Councillor Mrs MADELL (Chairman) Councillors BLOOM, Mrs GOODALL, Mrs HEAPS, Mrs HOWLETT (as substitute for Taylor) MIAH, SALSBURY.

(Apologies for absence were reported from Councillors Harris and Taylor).

18 Minutes.

The minutes of the meeting held on 4 August 2009 were submitted and approved and the Chairman was authorised to sign them as a correct record.

19 Declaration of Interests.

None declared.

20 Report of Head of Planning on Applications.

1) EB/2009/0359(HH) - 16 SUMMERDOWN ROAD, EASTBOURNE - Replacement 5.5m x 8.5m timber outbuilding in rear garden - OLD TOWN. Four letters of objection had been received.

Mr Butterworth addressed the committee in objection stating that the application would have a considerable impact on his visually amenity as the outbuilding would cover the entire width of the garden.

Stephen Lloyd, Liberal Democrat parliamentary candidate, addressed the committee in objection stating that the application would have considerable visual impact and requested that the outbuilding be reduced in size.

Mr Morris the applicant stated that the out building would have considerable screening by existing garden trees etc.

The committee considered the application and were advised that there was a 38m separation distance from the neighbouring properties. The committee were reminded that if the height were reduced from 3.0m to 2.5m, or set in from the boundaries by 2m the structure could be built under permitted development rights and if the second option were implemented whilst the structure would be narrower it could have an overall height of 4m making it considerably taller.

RESOLVED: (By 4 votes with 3 abstentions) That permission be granted subject to the following conditions: (1) Development to begin within 3 years

(2) Developemnt to be carried in accordance with amended drawings (3)
Samples of materials

2) EB/2009/0438(FP) - LAND ADJACENT TO, PACIFIC DRIVE, SOVEREIGN HARBOUR NORTH, EASTBOURNE - Construction of a two-storey building for use as a medical centre (D1 Use Class), together with access, car parking and landscaping - SOVEREIGN

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

Members were advised that 82 representations had been received. The majority of the replies were in support, but three had objections/concerns about the proposed development. A petition in support of the application, signed by 675 people, had also been submitted.

The observations of the Sovereign Harbour Residents Association, Planning Policy Manager, Highway Authority, East Sussex County Council Planning, Environment Agency, Sussex Police, Economic Development and Design Review Panel were detailed within the report.

Nigel Waterson, MP addressed the committee in support stating that there was a huge need for a medical centre in this area which would be beneficial for all residents and the funding for the scheme was available now. Whilst the long term master plan for Sovereign Harbour was still outstanding this application would only occupy 5% of the overall site and therefore not affect any future development under the current permitted usage.

Ian Weeks addressed the committee in support stating that the social infrastructure was vital for Sovereign Harbour and the community. Mr Weeks hoped that strict controls would be in place to ensure that the permission for change of use was adhered to for this site only.

Jan Weeks addressed the committee in support stating that the health centre was two years over due and it should commence without further delay.

Carol Penney addressed the committee in support stating that there was a need for a purpose built health centre at Sovereign Harbour and hoped the building would be built without further delay.

Councillor Elkin addressed the committee in support stating that the health centre was much needed in this location and urged the committee to grant the application.

Councillor Morris addressed the committee in support stating that the application had been accepted in full by officers and that the scheme had been the result of much consultation and urged the committee to grant the application.

Stephen Lloyd, Liberal Democrat parliamentary candidate, addressed the committee in support stating that he endorsed the points raised by previous

speakers and that this application had been long awaited. Mr Lloyd urged the committee to ensure the remaining land was retained for the correct use.

Dr Adoki, applicant, addressed the committee stating that the project was intended to benefit the local residents and thanked them for their support. Many options for the siting of the health centre had been considered with this site being the most appropriate.

The committee considered the application and felt that the elevational treatment should be conditioned to ensure the site was more aesthetically pleasing and appropriate to its context and requested that further detailing be considered by the Design Review Panel but without causing further delay to the implementation of the permission.

RESOLVED A: (Unanimous) That subject to the prior conclusion of a legal agreement to secure a travel plan and its auditing, planning permission be granted subject to the following conditions: (1) Commencement of development within 3 years. (2) Restrict use within Class D1 to medical centre. (3) Further detailed drawings with revisions to elevation treatment. (4) Samples of material to be submitted for approval. (5) Details of hard and soft landscaping. (6) Details of surface water drainage. Development in accordance with mitigation measures in flood risk assessment. (7) Investigation of contamination of land. (8) Remediation measures if contamination found. (9) Method of piling or foundations. (10) Cycle parking facilities before first occupation. (11) Waste/recycling facilities before first occupation. (12) No additional vents on south facing elevations. (13) Cycle path extension. (14) Extraction of aggregate material from the site.

RESOLVED B (Unanimous) That in the event that a legal agreement to secure a contribution for auditing a travel plan statement is not concluded by 30 September 2009, planning permission be refused for the following reason: the proposed development would not make provision for a travel plan statement to mitigate the impact of new development traffic. As such, the proposed development is contrary to Policy T5 of the South East Plan and Planning Policy Guidance Note 13 – Transport.

3) EB/2009/0454(FP) - 8 WINSTON CRESCENT, EASTBOURNE - Change of use from A1(retail) to A5 (Fish & Chip take-away), including installation of ventilation/extraction flue at rear - ST. ANTHONYS.

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

Members were advised that six letters of objection had been received from nearby residents and traders, as well as petitions containing 146 signatures. The objections were summarised within the report. One additional letter of objection was reported at the meeting.

The observations of Environmental Health were detailed within the report.

RESOLVED: (Unanimous) That permission be granted subject to the following conditions: (1) Commencement of development within three years (2) Restriction of opening hours (12.00pm to 9.30pm) (3) Installation of ventilation/extraction system (4) Noise levels from ventilation system

21 Appeals Received and Appeals Decisions.

The Committee received a report detailing some of the appeals that had been received by the Council. Further information would be provided once the appeals had been decided.

- 1) **EB/2008/0808. 48 Wallis Avenue.** The appeal was dismissed by the Inspector.
- 2) **EB/2008/0766, EB/2008/0774. Land to the side of 80 Meads Street.** The appeals were 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 7.28 p.m.

**Councillor Mrs Madell
(Chairman)**