Tuesday 5 August 2008
at 6.00pm

EASTBOURNE
Borough Council

Planning Committee

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

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10 Minutes.

The minutes of the meeting held on 15 July 2008 were submitted and approved and the Chairman was authorised to sign them as a correct record.

11 Declaration of Interests.

None were declared.

12 Report of Head of Planning on Applications.

1) EB/2008/0339(FP) - 4 THE AVENUE, EASTBOURNE - Erection of a five storey (plus roof) building, comprising offices on the ground floor and 13 flats on the upper floors -– UPPERTON. Two letters of objection had been received.

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

The observations of the Environment Agency, the Council's Economic Development Officer, the Historic Buildings Consultant, the Highway Authority and Sussex Police were detailed within the report.

RESOLVED: **(By 6 votes to 1 with 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 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 the four windows on the southwest elevation annotated on drawing P2728/3/32B to be obscured/stained glass shall be permanently maintained with semi -obscure glass. (11) That none of the flats or the offices 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. (12) The proposed development shall be carried out in strict accordance with the amended drawings P2728/3/14A, P2728/3/30B, P2728/3/31B, P2728/3/32B, P2728/3/33C, P2728/3/34A, P2728/3/39A and P2728/3/40A received by the Local Planning Authority on 17 June 2008.

2) EB/2008/0378(FP) (CONS AREA) - ENDSLEIGH, 62 MEADS ROAD, EASTBOURNE - Demolition of dwelling and garages, and construction of a terrace of three cottages, a block of three garages and three parking spaces – MEADS. Eight letters and emails of objection had been received.

The observations of the Historic Buildings Consultant, Highways Authority, the Councils Arboriculturist

At their meeting on 1 July 2008, the Conservation Area Advisory Group raised no objection to the applications.

RESOLVED: **(By 5 votes to 1 with 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) 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 and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges 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 or hedges 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 or hedge, or part of a hedge,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.(4) All existing trees, shrubs and hedges not scheduled for removal shall be fully safeguarded during the course of the site works and building operations, and this includes the mature elms and sycamores on the adjoining site adjacent to the north west boundary (see guidance notes enclosed and BS 5837: 2005). 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 2.4m minimum height heavy-duty hoardings securely mounted on scaffold poles on the northern boundary, and mesh weld fencing 1.2m high (in accordance with BS 5837:2005) around the boundary hedges and the paulownia tree . 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. (5) 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). (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) 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. (8) The soil levels within the root spread of trees/hedgerows to be retained shall not be raised or lowered. (9) That the domestic garages and parking spaces shown on the approved plan shall be erected in accordance with the approved plans before the dwellings are first occupied (10) 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/2008/0391(CA) (CONS AREA) - ENDSLEIGH, 62 MEADS ROAD, EASTBOURNE - Demolition of dwelling and garages - MEADS

The observations of the Historic Buildings Consultant, Highways Authority, the Councils Arboriculturist

At their meeting on 1 July 2008, the Conservation Area Advisory Group raised no objection to the applications.

RESOLVED: **(By 5 votes to 1 with 2 abstentions)** That permission be granted subject to the following conditions: (1) That the development and works hereby permitted shall be begun not later than three years from the date of this consent. (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) All existing trees, shrubs and hedges not scheduled for removal shall be fully safeguarded during the course of the site works and building operations and this includes the row of mature elms and sycamores on the adjoining site adjacent to the north west boundary with the University of Brighton (see guidance notes enclosed and BS 5837: 2005). No work shall commence on site until all trees and hedges 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 on the northern boundary, and mesh weld fencing 1.2m high (in accordance with BS 3857:2005) around the boundary hedges and the paulownia tree. 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) 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.

4) EB/2008/0381(FP) - 133 - 135 SEASIDE ROAD, EASTBOURNE - Change of use from restaurant (Class A3 use) to bar (Class A4 use) - – DEVONSHIRE.

The committee requested that this item be deferred to the next meeting in September 2008 to allow a site visit and further guidance relating to planning and licensing considerations.

RESOLVED: That this item be deferred pending a site visit and further guidance on planning and licensing considerations.

5) EB/2008/0416(FP) (CONS AREA) - LAND WITHIN THE CURTILAGE OF, 8 PARK LANE, EASTBOURNE - Erection of a detached two-storey dwelling and garage with access from Weatherby Close - – RATTON. Four letters of objection had been received.

The observations of the Highways Authority, the Assistant County Archaeologist and the Council's Arboriculturist were detailed within the report.

At their meeting on 1 July 2008, the Conservation Area Advisory Group raised no objection to the applications.

Mr Thomas addressed the committee in objection stating that the proposal would be inappropriate due to its scale and proximity to neighbouring boundaries and that it would result in overlooking and overshadowing and would be detrimental to the local setting.

Dr Suleman addressed the committee in objection stating that the proposal would affect the character and setting of the area, resulting in overshadowing and loss of privacy and would be an overdevelopment of the site.

Mr Gorman addressed the committee in objection stating that the proposal would result in an increase in traffic, potentially causing problems for emergency vehicles accessing the close.

Councillor Howlett, Ratton Ward Councillor, addressed the committee in objection reiterating the previous speaker's comments in relation to the size and proximity to neighbouring properties.

RESOLVED: That by reason of its size, design, and location in close proximity to neighbouring properties, the proposed property would have a detrimental affect on the residential amenities of the area and therefore be contrary to policies UHT1, UHT4, and HO20 of the Eastbourne Borough Plan

13 Appeals Decisions.

1) EB/2007/0355 - 5 Keith Walk, Langney Point. The appeal was dismissed by the Inspector.

2) EB/2007/0653 - Land within the curtilage of 37 Prideaux 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

14 Vote of Thanks.

The committee expressed their thanks and best wishes to Mr Ian Hayes, Development Control Manager, who was leaving the Council after 26 years of service, for his efforts and dedication to the Council. The committee also

extended their thanks and best wishes to Mr Kevin Hilson, Senior Planning Officer, who would also be leaving the Council's service at the end of August.

The meeting closed at 7.33 pm.

Councillor Mrs Madell
Chairman