

**PLANNING COMMITTEE**

19 July 2018

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 19 July 2018 at 9:30am.

Committee Members present: B. Kentfield (Chairman), Mrs M.L. Barnes (Vice-Chairman), G.C. Curtis, P.R. Douart, R.V. Elliston, A.E. Ganly, T.W. Graham, Mrs B.A. Hollingsworth, Mrs J.M. Hughes, Mrs S.M. Prochak, G.F. Stevens and M.R. Watson.

Advisory Officers in attendance: Head of Service Strategy and Planning, Development Management & Strategy Principal Planning Officer, Principal Planning Officer and Democratic Services Officer.

Also Present: 1 member of press and 3 members of public.

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**PL18/14. MINUTES**

The Chairman was authorised to sign the Minutes of the meeting held on 21 June 2018 as a correct record of the proceedings.

**PL18/15. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A.K. Azad, Mrs D.C. Earl-Williams and J.M. Johnson, the Chairman of the Council.

**PART II – DECISIONS TAKEN UNDER DELEGATED POWERS**

**PL18/16. PLANNING APPLICATIONS**  
(6)

Outline planning permissions are granted subject to approval by the Council of reserved matters before any development is commenced, which are layout, scale, appearance, access and landscaping. Unless otherwise stated, every planning permission or outline planning permission is granted subject to the development beginning within three years from the date of the permission. In regard to outline permissions, reserved matters application for approval must be made within three years from the date of the grant of outline permission; and the development to which the permission relates must begin no later than whichever is the later of the following dates: the expiration of three years from the date of the grant of outline permission or, the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matters to be approved.

In certain circumstances the Planning Committee will indicate that it is only prepared to grant or refuse planning permission if, or unless, certain amendments to a proposal are undertaken or subject to completion of outstanding consultations. In these circumstances the Head of Service Strategy and Planning can be given delegated authority to issue the decision of the Planning Committee once the requirements of the Committee have been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations are not satisfactorily concluded, then the application will have to be reported back to the Planning Committee or reported via the internal-only electronic Notified 'D' system by means of providing further information for elected Members. This delegation also allows the Head of Service Strategy and Planning to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee. Any applications which are considered prior to the expiry of the consultation reply period are automatically delegated for a decision.

**RESOLVED:** That the Planning Applications be determined as shown in Appendix A, attached.

PL18/17.  
(7.1)      **APPEALS**

Members noted the report on Appeals that had been started, allowed or dismissed since the Committee's last meeting, together with the list of forthcoming Hearings and Inquiries.

**RESOLVED:** That the report be noted.

PL18/18.      **DATE FOR SITE INSPECTIONS** – Tuesday 14 August 2018 at 8:30am  
departing from the Town Hall, Bexhill.

**CHAIRMAN**

The meeting closed at 10.00am

pl180719lh

RR/2018/344/P

ICKLESHAM Regina, The Ridge, Winchelsea Beach

Replacement dwelling.

Statutory 8 week date: 20 March 2018

Extension of time agreed to: 24 July 2018

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**DECISION: REFUSE (PLANNING PERMISSION)**

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**REASONS FOR REFUSAL:**

1. The application site is located in the countryside, which national and local planning policies seek to protect from inappropriate and intrusive new development. The proposed replacement dwelling, by reason of its isolated and prominent seafront position and finished ridge height set 4m above the top of the adjacent tidal flood defence embankment, would be highly prominent in the surrounding area, resulting in material harm to the character of the countryside and landscape, in conflict with Policies OSS4 (iii), RA3 (iii) (c) and RA3 (v) of the Rother Local Plan Core Strategy.
2. The proposed replacement dwelling would encroach on a small part of 'undeveloped' garden land to the north-east of the existing detached garage, which is within the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest (SSSI), a nationally designated site. Loss of this land is likely to have an adverse effect on the SSSI and it has not been demonstrated that an exception should be made for allowing development on this part of the SSSI in this case. In addition, the likely impacts of the proposed development on the Dungeness, Romney Marsh and Rye Bay Special Protection Area and Ramsar site, which is an internationally designated site, have not been addressed. As such, the proposal conflicts with Policy EN5 (ii) of the Rother Local Plan Core Strategy and Paragraph 118 of the National Planning Policy Framework.

**NOTES:**

1. This refusal of planning permission relates to the following drawings:  
Drawing No. 1417/PL/100 Revision A, dated 01-08-2017;  
Drawing No. 1417/PL/202 Revision B, dated 27-11-2017; and  
Drawing No. 1417/PL/301 Revision A, dated 27-11-2017.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly setting out the reasons for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.

[View application/correspondence](#)

**Construction of double bay timber garage with attached workshop/storage in place of gravel parking area forward and to the side of the house.**

**Statutory 8 week date: 19 July 2018**

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**DECISION: GRANT (FULL PLANNING)**

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**CONDITIONS:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:  
Location Plan, scale: 1:2500, dated 30 April 2018  
Proposed Block Plan, scale 1:500, dated 30 April 2018  
Proposed Elevation and Floor Plan, drawing no. 33-70722-Sheet2, dated 18 April 2018  
Proposed Section and Technical Specification, drawing no. 33-70722-Sheet1, dated 18 April 2018  
Foundation Details, drawing no. GF-70722, dated 18 April 2018  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.
3. The building shall be used only for purposes incidental to the occupation and enjoyment of the dwelling as such, and not for any trade or business, or habitable accommodation.  
Reason: In the interests of protecting the character of the area and the residential amenities of neighbouring properties in accordance with Policies OSS4 (ii) and (iii), RA3 and EN1 of the Rother Local Plan Core Strategy.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

[View application/correspondence](#)

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**RR/2018/1224/P**

**BEXHILL 41 Collington Avenue**

**Removal of Condition 3 imposed on planning permission RR/2014/2417/P to change the use of two holiday flats to residential flats.**

**Statutory 8 week date: 5 July 2018**

**Extension of time agreed to: 20 July 2018**

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**DECISION: REFUSE (FULL PLANNING)**

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**REASON FOR REFUSAL:**

1. The removal of Condition 3 of planning permission RR/2014/2417/P to limit the use of the flats to holiday use would represent a loss of good quality tourist accommodation without any clear justification and would therefore be contrary to Policies E6 (i) and (iv) and EC3 (i) of Rother Local Plan Core Strategy.

**NOTE:**

1. This refusal of planning permission relates to the following documents:  
Land Registry 1:1250 submitted with the application.  
Statement in support submitted with the application.  
Letter dated 16 April 2018  
Emails dated 1 July, 29 June and 15 June 2018  
Supporting documents – 3 July 2018.

**NATIONAL PLANNING POLICY FRAMEWORK:**

In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the Applicant and determining the application within a timely manner, clearly setting out the reasons for refusal, thereby allowing the Applicant the opportunity to consider whether or not it can be remedied with a revised application.

[View application/correspondence](#)

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**RR/2018/1611/P**

**BEXHILL 17 Mitten Road**

**Remove existing garage/covered way and lean-to extension. Construction of single storey side extension.**

**Statutory 8 week date: 8 August 2018**

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**DECISION: GRANT (FULL PLANNING) DELEGATED (EXPIRY OF CONSULTATION PERIOD)**

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**CONDITIONS:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location plan  
Proposed single storey side extension, drawing no. 2018,032,1 dated June 2018  
Block plan, drawing no. 2018,032,2  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in materials, colour and texture those used in the existing building unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the development is in character with its surroundings in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

**NATIONAL PLANNING POLICY FRAMEWORK:**

In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

[View application/correspondence](#)

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