

**PLANNING COMMITTEE**

14 October 2021

Minutes of the Planning Committee meeting held at the Council Chamber, Town Hall, Bexhill-on-Sea on Thursday 14 October 2021 at 9:33am.

Committee Members present: Councillors J. Vine-Hall (Chairman), S.M. Prochak, MBE (Vice-Chairman), J. Barnes (Substitute), Mrs M.L. Barnes, B.J. Drayson (ex-officio), S.J. Errington, P.J. Gray, K.M. Harmer, L.M. Langlands, C.A. Madeley, Rev. H.J. Norton and G.F. Stevens.

Other Members present: Councillor S.J. Coleman.

Advisory Officers in attendance: Director of Place and Climate Change, Development Manager and Democratic Services Officer.

Also Present: 2 members of the public in the Council Chamber and 27 members of the public via the YouTube live broadcast.

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PL21/44.     **MINUTES**

(1)

The Chairman was authorised to sign the Minutes of the meeting held on 9 September 2021 as a correct record of the proceedings.

PL21/45.     **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

(2)

Apologies for absence were received from Councillors G.C. Curtis, A.E. Ganly, J.M. Johnson and A.S. Mier.

It was noted that Councillors J. Barnes was present as substitute for Councillor A.E. Ganly.

PL21/46.     **WITHDRAWN APPLICATIONS**

(4)

It was noted that the following applications were withdrawn from the agenda:

- RR/2021/701/L – Briar Cottage, South Lane, Dallington.
- RR/2021/492/P – Gorsecliffe, Channel Way, Fairlight which would be reconsidered at the meeting scheduled to be held on Thursday 16 December 2021.

PL21/47. **DISCLOSURE OF INTEREST**

(5)

There were no declarations of interest made.

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

PL21/48. **PLANNING APPLICATIONS - INDEX**

(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 Director of Place and Climate Change 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. This delegation also allows the Director of Place and Climate Change 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 detailed below.

PL21/49. **RR/2021/722/P - 31 NINFIELD ROAD, BEXHILL**

(8)

**DECISION: GRANT (FULL PLANNING)**

**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:  
Drawing No. 20-044-P-01-B dated 15.09.21  
Drawing No. 20-044-S-01-B dated 03/03/2021  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No above ground development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: To ensure that the development preserves the visual amenities of the area in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.
4. The development shall not be occupied until the cycle parking area has been provided in accordance with approved Drawing No. 20-044-P-01-B dated 15.09.21 and the area shall thereafter be retained for that use and shall not be used other than for the parking of cycles.  
Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development in accordance with Policy TR3 of the Rother Local Plan Core Strategy (2014) and Policy DHG7 (ii) of the Development and Site Allocations Local Plan.
5. The dwellings hereby permitted shall not be occupied until the refuse and recycling areas have been laid out within the site in accordance with the site plan, Drawing No. 20-044-S-01-B dated 03/03/2021. Thereafter, these areas shall be used for the storage and collection of waste only.  
Reason: To ensure sufficient bin storage and collection points are provided for the dwellings and in the interests of visual amenity, having regard to Policy OSS4 of the Rother Local Plan Core Strategy and Policy DHG7 (iii) of the Development and Site Allocations Local Plan.
6. The dwellings hereby approved shall meet the requirement of no more than 110 litres/person/day water efficiency set out in Part G of Schedule 1 of the Building Regulations 2010 (as amended) for water usage. The dwellings hereby permitted shall not be occupied until evidence has been submitted to and approved in writing by the local planning authority to demonstrate that the dwellings have been constructed to achieve water consumption of no more than 110 litres per person per day.  
Reason: To ensure that the dwellings are built to acceptable water efficiency standards in line with sustainability objectives and in

accordance with Policy SRM2 (v) of the Rother Local Plan Core Strategy and Policy DRM1 of the Rother Development and Site Allocations Local Plan.

7. No site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 08:00 and 18:00 Monday to Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working in the adjacent neighbouring properties, in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

**NOTES:**

1. The development is subject to the Community Infrastructure Levy (CIL). Full details will be set out in the CIL Liability Notice, which will be issued in conjunction with this decision.
2. The Applicant is advised that it is their responsibility to notify their Building Control Body (Local Authority or Approved Inspector) that a condition triggering the optional technical standards for Water Efficiency is attached to this planning permission and that development should be built accordingly. Enforcement action may be taken without further notice if the relevant standards are not achieved.

**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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PL21/50. **RR/2021/1020/P - 6 SPRING STEPS, WINCHELSEA, ICKLESHAM**

(9)

**RM**

**DECISION: REFUSE (FULL PLANNING)**

Members had visited the site which was a non-listed 1950's terraced property located within the Spring Steps cul-de-sac in Winchelsea. It was also within the development boundary and Winchelsea Conservation Area (WCA), the High Weald Area of Outstanding Natural Beauty (AONB), as well as an archaeological notification area. Winchelsea was also covered by two Article 4 Directions, which restricted certain forms of development.

The proposal sought permission to install 3 No. rooflights to the rear roof slope to facilitate a proposed attic conversion to create two additional bedrooms.

The Planning Committee heard from a spokesperson representing those objecting to the scheme, as well as the two local Ward Members. Several concerns were raised regarding highway safety, parking issues, overdevelopment (3 to 5 bedrooms), internal alterations and room dimensions, as well as future usage of the property.

After deliberation, the Planning Committee felt that the rooflights would have a significant impact on the appearance of the row of terraced properties and therefore affect the character of the locality within the High Weald AONB and WCA. Members were also concerned regarding the room dimensions which could potentially lead to overcrowded and dangerous living conditions.

Councillor Prochak moved the motion to REFUSE (Full Planning) and this was seconded by Councillor Rev Norton. The motion was declared CARRIED (7 for / 4 against).

#### **REASON FOR REFUSAL:**

1. The proposal by way of its appearance and choice of materials would detract from the host dwelling and the row of terrace houses within which it resides. Accordingly, it is considered to unacceptably harm the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area contrary to Policies OSS4, EN2 and EN3 of the Rother Local Plan Core Strategy 2014 and Policies DHG9, DEN2 of the Development and Site Allocations Local Plan 2019.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the National Planning Policy Framework (paragraph 38) 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 the relevant planning policy and guidance. Unfortunately, the proposed development was considered in this instance to be unacceptable with no amendments likely to overcome the objections raised.

PL21/51.  
(11)

#### **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.

PL21/52. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

(12)

The next site inspection was scheduled to be held on Tuesday 9 November 2021 at 9:00am departing from the Town Hall, Bexhill.

**CHAIRMAN**

The meeting closed at 10:20am.