

PLANNING COMMITTEE

17 February 2022

Minutes of the Planning Committee meeting held at the Council Chamber, Town Hall, Bexhill-on-Sea on Thursday 17 February 2022 at 9:30am.

Committee Members present: Councillors J. Vine-Hall (Chairman), S.M. Prochak, MBE (Vice-Chairman), J. Barnes (substitute), G.C. Curtis, B.J. Drayson (ex-officio) (in part), S.J. Errington, A.E. Ganly, P.J. Gray, K.M. Harmer, J.M. Johnson, L.M. Langlands, C.A. Madeley, A.S. Mier, Rev. H.J. Norton and G.F. Stevens (remote).

Other Members present: Councillors J.H.F. Brewerton (remote) and C.A. Clark (in part).

Advisory Officers in attendance: Development Management Manager, Principal Planning Officer, Senior Planning Officer (in part), Planning Officer (in part) and Democratic Services Officer.

Also Present: 4 members of the public in the Council Chamber and 8 via the live webcast.

PL21/81. **MINUTES**

(1)

The Chairman was authorised to sign the Minutes of the meeting held on 16 December 2021 as a correct record of the proceedings.

PL21/82. **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

(2)

An apology for absence was received from Councillor Mrs M.L. Barnes.

It was noted that Councillor J. Barnes was present as a substitute for Councillor Mrs M.L. Barnes.

PL21/83. **DISCLOSURE OF INTEREST**

(5)

There were no declarations of interest made.

PART II – DECISIONS TAKEN UNDER DELEGATED POWERS

PL21/84. **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 – 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 – 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.

PL21/85. **RR/2020/2132/P - 29 SEABOURNE ROAD, BEXHILL**

(7)

DECISION: DEFERRED TO GATHER FURTHER INFORMATION REGARDING THE POTENTIAL RE-LOCATION OF PROTECTED SPECIES AND IMPACT ON NEIGHBOURING PROPERTIES

PL21/86. **RR/2021/2629/P - BEXHILL MUSEUM**

(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 and details:
 Site Location Plan submitted Nov 2021
 Drawing No.GR1646/001 submitted Nov 2021
 Drawing No.GR1646/004 dated Oct 2021
 Drawing No.GR1646/003 dated Sept 2021
 Drawing No.GR1646/002 dated Sept 2021
 Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of works hereby permitted shall be as detailed within the application unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
 Reason: To maintain the characteristics of the existing building in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy.

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 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.

PL21/87. **RR/2021/1767/P - 24 SHIPLEY LANE, BEXHILL**

(9)

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 and details:
 Location Block Plan Drawing No.6936 / LBP/ A, dated 2021
 Existing Layout Drawing No. 6936 / EX/ A, dated June 2021
 Proposed Layout Drawing No. 6936/1/ H, dated June 2021 (amendments made January 2022)
 Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in

the application form 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 and Policy HG9(ii) of the Rother Development and Site Allocations Plan.

4. At the time of construction and prior to the first occupation or use of the extension hereby approved, the windows at the ground floor level within the **western** elevation of the proposed wraparound extension, as indicated on the approved Drawing No. 6936/1/ H, date stamped June 2021, shall be glazed with obscure glass of obscurity level equivalent to Scale 5 on the Pilkington Glass Scale and shall thereafter be retained in that condition.

Reason: To preserve surrounding residential amenity in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy HG9(i) of the Rother Development and Site Allocations Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no garages, building, structure or erection of any kind (including wall, fences or other means of enclosure) shall be erected and no caravan or mobile home shall be kept or stationed on the land.

Reason: To ensure that the appearance of the development and amenities of the area are maintained in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no extensions or alterations, as defined within classes **A, D and E** of Part 1 of the Schedule 2 of the order, shall be carried out on the site otherwise than in accordance with a planning permission granted by the Local Planning Authority.

Reason: To ensure that the satisfactory appearance of the development and area is maintained in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

7. The residential annexe is permitted solely as additional accommodation for the existing dwelling at 24 Shipley Lane and shall not be occupied by any person who is not a member of the family (as defined by section 186 of the Housing Act 1985 or in any provision equivalent to any re-enactment of that Act) residing in the family dwelling.

Reason: The site lacks sufficient amenity space and services (e.g. parking, turning) to accommodate a second self-contained dwelling, and in the interests of protecting the residential amenities of neighbouring properties in accordance with Policy OSS4 of the Rother Local Plan Core Strategy.

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 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.

PL21/88. **RR/2021/2176/P - 7 OLD MANOR CLOSE, BEXHILL**

(10)

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 and details:
Site Location and Block Plan, Drawing No. 1007-LA-100 dated 2.12.2020
Proposed Elevations, Drawing No. 1007-LA-220/C dated 25.08.21
Proposed First Floor and Roof Plan, Drawing No. 1007-LA-210/C dated 25.08.21
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of the development hereby permitted shall be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To maintain the characteristics of the existing building and the visual amenities of the surrounding area in accordance with Policy OSS4 of the Rother Local Plan Core Strategy (2014) and Policy DHG9 of the Development and Site Allocations Local Plan (2019).
4. At the time of construction the rooflight window in the north east side facing roof slope serving the first floor dressing room, as indicated on the approved Drawing No. 1007-LA-220/C dated 25.08.21 shall be installed at a minimum height of 1.7m from floor level when measured from the base of the window and shall thereafter be retained in that condition.
Reason: To preserve surrounding residential amenity in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9 (i) of the Rother Development and Site Allocations Plan.

NOTE:

1. The granting of planning permission does not grant or imply the right to construct foundations or guttering overhanging the adjoining property or to enter onto adjoining property without the consent of the owners of that property in order to carry out construction work or subsequent maintenance work.

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 all material considerations, including planning policies and any representations that have been received and subsequently to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PL21/89. **RR/2021/2699/P - 6 SPRING STEPS, WINCHELSEA**

(11)

RM

DECISION: REFUSE (FULL PLANNING)

It was noted that the application was almost identical to Application No. RR/2021/1020/P which was refused by the Planning Committee in October 2021, except for the designation of the attic rooms (previously bedrooms). The proposal sought permission to install 3 No. rooflights to the rear roof slope to facilitate a proposed attic conversion to create a home office / playroom.

A non-listed 1950's terraced property located within the Spring Steps cul-de-sac in Winchelsea and was within the development boundary and conservation area of Winchelsea Town, 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 Planning Committee heard from one spokesperson representing those objecting to the scheme, as well as the two local Ward Members. It was noted that no comments had been received from Icklesham Parish Council. The same concerns were re-raised as stipulated in October 2021, namely the size of the rooflights, room dimensions (insufficient headroom), overdevelopment, traffic and parking issues and future usage of the property. One additional concern was raised which related to light pollution and protecting the dark skies.

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 conservation area of Winchelsea Town. Members agreed that the reasons for refusal identified in paragraph

8.3.2 of the report should be reapplied. It was agreed that delegated authority be granted to officers to ensure the appropriate wording was stipulated in the refusal notice.

Councillor Rev Norton moved the motion to REFUSE (Full Planning) and this was seconded by Councillor Gray. The motion was declared CARRIED (8 for / 5 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.

PL21/90. **PLANNING STATISTICS FOR THE QUARTER OCTOBER – DECEMBER 2021 (INCLUDING SUMMARY OF PLANNING STATISTICS FOR 2020-2022)**

(12)

Consideration was given to the report of the Director – Place and Climate Change on the planning statistics for the quarter October to December 2021 which included a summary of planning statistics for 2020/22.

Improvements were being realised as a result of the additional resources implemented in the Planning Department. The backlog of outstanding applications was reducing, and monitoring would be ongoing. Continued additional resources might be necessary; the Planning Committee would be kept abreast of future requirements.

RESOLVED: That the report be noted.

PL21/91. **APPEALS**

(13)

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.

PL21/92. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**
(14)

The next site inspection was scheduled to be held on Tuesday 8 March 2022 at 9:00am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 12:20pm.