

## **BEXHILL-ON-SEA TOWN COUNCIL**

Minutes of the meeting of the **PLANNING AND DEVELOPMENT ADVISORY COMMITTEE** of **BEXHILL-ON-SEA TOWN COUNCIL** held in the **Council Chamber, Town Hall, Bexhill-on-Sea** on **Wednesday 6<sup>th</sup> July 2022 6.00pm.**

Present: Cllr Plim; Cllr Norris; Cllr Winter; Cllr Baldry; Cllr Drayson, Cllr Fenner

Also in attendance: J Miller Clerk, Cllr Blagrove, Cllr Thomas, D Beales (Bexhill Heritage)

### **00137. PUBLIC PARTICIPATION**

There were none.

### **00138. TO SUSPEND STANDING ORDERS TO ALLOW BEXHILL HERITAGE PLANNING OFFICER TO ADDRESS THE MEETING**

Bexhill Heritage spoke on their role in giving comments on planning applications and requested that the town council consult with the Heritage group on future planning comments to maintain the town's character and heritage.

### **00139. TO RECEIVE APOLOGIES FOR ABSENCE**

There were none.

### **00140. TO RECEIVE DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS**

Cllr Drayson stated that he is a member of the Rother District Council planning committee.

### **00141. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

### **00142. MINUTES**

It was **RESOLVED** to approve the minutes of the meeting held on Wednesday 22<sup>nd</sup> June 2022.

### **00143. PLANNING APPLICATIONS**

- a) RR/2022/1200/O BEXHILL (Kewhurst Ward) Mountwood, 10 Cranston Close, Bexhill TN39 3NW Certificate of lawfulness for an existing infill side extension with conservatory and conversion of existing garage including new roof over.

Cllr Drayson asked that the town council ask Rother District Council why a lawful development certificate was not listed on the weekly planning applications list.

- b) RR/2022/1366/P BEXHILL (St. Marks Ward) 6 Wartling Drive - land adjacent to, Bexhill TN39 4QN Outline application for the erection of a two-storey, two-bed dwelling.  
It was **RESOLVED** to object loss of outlook, loss of privacy, highways issues and density. Concerns were raised that this dwelling will change the current set up to a row of terraced houses. The reason of an untidy front garden is not a reason to build a new property.
- c) RR/2022/1392/P BEXHILL (Sackville Ward) 4 Ravenside, Bexhill TN40 2JS Front Elevation - Minor repairs and repainting. Side Elevation - Existing Glazing removed and replaced with matching cladding materials and finishes. Rear Elevation - Existing Windows x3 removed and replaced with matching cladding materials and finishes. Single Service Door & Electrical Cupboard to be replaced. Double Service Door to be removed and replaced with a larger (3x3m) opening to take new Roller Shutter. Ramp to be modified to suit new opening width, complete with drainage channel at top of ramp. Existing vents in cladding to remain.  
It was **RESOLVED** to make no comment.
- d) RR/2022/1402/P BEXHILL (Collington Ward) Westcourt, Westcourt Drive, Bexhill TN39 3NA Removal of existing conservatory and construction of new single-story wrap-around extension, removal of windows and chimney stack, alterations to parking area, front entrance and roof, and interior alterations.  
It was **RESOLVED** to make no comment.
- e) RR/2022/1447/P BEXHILL (Sackville Ward) 5 Galley Hill View, Bexhill TN40 ISX Rear extension and internal works.  
It was **RESOLVED** to comment that the privacy on neighbouring property could be an issue and for any neighbours concerns are considered by the planning authority.
- f) RR/2022/1451/P BEXHILL (Old Town & Worsham Ward) 21 St Johns Road, Bexhill TN40 2EE Proposed single storey rear and side extension and garage conversion.  
It was **RESOLVED** to make no comment.
- g) RR/2022/1462/P BEXHILL (Collington Ward) 69 South Cliff, Fridays, Bexhill TN39 3EE Variation of Condition 2 imposed on planning permission RR/2020/1932/P to allow changes to the approved drawings to include addition of basement level, elevation changes to window positions and internal layout changes.  
It was **RESOLVED** to request that the land stability is checked and that control on the hours of working outside 8am-6pm Monday – Friday, 8am -1pm on Saturdays and not on Sundays or Bank Holidays.

- h) RR/2022/1472/P BEXHILL (Sidley Ward) 48 Clinch Green Avenue, Bexhill TN39 5HW Ground floor rear extension with pitched roof and velux roof lights  
It was **RESOLVED** no comment
- i) RR/2022/1496/P BEXHILL (Sackville Ward) 4 Brassey Road, Bexhill TN40 1LD Removal of condition 3 imposed on RR/2003/41 I/P to remove occupancy restrictions.  
It was **RESOLVED** no comment
- j) RR/2022/1509/P BEXHILL (Kewhurst Ward) 10 Hever Crescent, Bexhill TN39 4HQ Construction of an accessible bungalow, refurbishment of garage, parking, landscaping and gardens. Minor alterations to no.10 Hever Crescent  
It was **RESOLVED** no comment
- k) RR/2022/19/P BEXHILL (St. Marks Ward) Meads Cottage, Meads Avenue, Bexhill TN39 4SZ Alteration to rear first floor window design & porch only, further to approved applications RR/2021/183/P, RR/2020/291/P, RR/2018/697/P, RR/2018/1602/P & RR/2019/260/P.  
It was **RESOLVED** no comment
- l) RR/2022/1270/P BEXHILL (St. Marks Ward) Claremont, Cooden Close, Bexhill TN39 4TQ Demolition of existing conservatory and erection of part two storey, part single storey, flat roofed rear extension.  
It was **RESOLVED** no comment
- m) RR/2022/1465/PN3 BEXHILL (Kewhurst Ward) 63-65 Cooden Sea Road, Bexhill TN39 4SL Change of use from financial and professional services (Class E) to single dwellinghouse (Class C3.)  
It was **RESOLVED** no comment
- n) RR/2022/1500/P BEXHILL (St.Stephens Ward) 68 Dalehurst Road, Bexhill TN39 4BN Rear single storey extension with 2no. pyramid skylights.  
It was **RESOLVED** to advise the planning authority that more details on the finishing and the front elevation are required to make a comment.
- o) RR/2022/1519/P BEXHILL (St.Stephens Ward) 18 Windmill Drive, Bexhill TN39 4DG Single storey extension, roof conversion and front entrance porch.  
It was **RESOLVED** no comment.

p) RR/2022/1523/P BEXHILL (Pebsham & St. Michaels Ward) 123a Dorset Road, Bexhill TN40 2HU Amalgamation of 2 self contained flats to recreate original single dwelling. Single storey rear infill extension and infill roof extension to 2nd floor.

It was **RESOLVED** no comment.

q) RR/2022/1534/P BEXHILL (St.Stephens Ward) 18 Hornbeam Avenue, Bexhill TN39 5JT Alteration of garage roof structure (Retrospective.)

It was **RESOLVED** no comment.

**00144. PLANNING DECISIONS BY ROTHER DISTRICT COUNCIL**

- a) BEXHILL RR/2020/849/P Glyne Gap Car Park, Bexhill Change of use to allow siting of catering unit Planning Permission granted subject to conditions Date Issued: 15-Jun-2022
- b) BEXHILL RR/2022/1046/P 201 Cooden Drive, Shore Croft, Bexhill Extension to existing garage. Planning Permission granted subject to conditions Date Issued: 16-Jun-2022
- c) BEXHILL RR/2022/184/P Rockhouse Bank Farm, Sluice Lane, Normans Bay, Bexhill Proposed internal alterations. Proposed oak frame porch to front elevation and single storey utility extension to rear elevation. Proposed dormers to front and rear elevations. Planning Permission refused Date Issued: 20-Jun-2022
- d) BEXHILL RR/2022/934/P Whydown Oast, Whydown Road, Bexhill Single storey rear extension and other alterations Planning Permission refused Date Issued: 15-Jun-2022  
BEXHILL RR/2020/2289/P 20 Cooden Sea Road, Bexhill Alterations to rear doorway and installation of 2no extract fans to the flank wall. Planning Permission granted subject to conditions Date Issued: 23-Jun-2022
- e) BEXHILL RR/2021/1753/P Pipzedene - Land Opposite, Kennels, Freezeland Lane, Bexhill Proposed removal of existing barn and erection of 45' x 30' replacement agricultural barn with relocated access. Planning Permission refused Date Issued: 22-Jun-2022
- f) BEXHILL RR/2021/3049/P 14 Cranfield Road, The Garage, Bexhill Proposed demolition of existing detached garage and construction of self contained flat, vehicular parking and courtyard garden area. Planning Permission refused Date Issued: 24-Jun-2022
- g) BEXHILL RR/2022/1048/P 163 Cooden Drive, Bexhill Extension to existing garage, interior first floor alterations and exterior alterations. Planning Permission granted subject to conditions Date Issued: 24-Jun-2022

- h) BEXHILL RR/2022/1079/P 27 Grange Court Drive, Bexhill Erection of single storey extension. Planning Permission granted subject to conditions Date Issued: 21-Jun-2022
- i) BEXHILL RR/2022/1280/P 18 Barrack Road, Bexhill ODB461 Page 1 of 7 Erection of outbuilding in rear garden (Retrospective). Planning Permission granted subject to conditions Date Issued: 27-Jun-2022
- j) BEXHILL RR/2022/1282/O 86a Sea Road, Talbot Cottage, Bexhill Certificate of lawfulness for proposed removal of existing outside fenced and roofed area (Garden Room) and replacement with a permanent single storey kitchen/dining extension. Lawful Development Certificate granted Date Issued: 27-Jun-2022
- k) BEXHILL RR/2022/1294/O The Kloofs, Sandhurst Lane, Bexhill Certificate of Lawfulness for the existing use of the site as recreation land and service area ancillary to the caravan site. Lawful Development Certificate granted Date Issued: 27-Jun-2022
- l) BEXHILL RR/2022/1360/O 20 St James Road, Bexhill Certificate of lawfulness for proposed loft conversion with hip to gable roof extension and rear dormer Lawful Development Certificate granted Date Issued: 27-Jun-2022
- m) BEXHILL RR/2022/1384/MA Land adjacent to Down Cottage, Collington Lane East, Bexhill Minor amendment to RR/2021/121/P for the addition of 2 rooflights on west slope of roof, reposition door at utility room, consolidation of windows into a single group at middle of east facade, provision of french doors to garden. Minor Amendment Refused Date Issued: 24-Jun-2022
- n) BEXHILL RR/2022/263/P 12 Putlands Crescent, Bexhill Proposed two storey side extension, single storey rear extension & associated internal alterations. Planning Permission refused Date Issued: 21-Jun-2022
- o) BEXHILL RR/2022/891/P Wendover, Watermill Lane, Bexhill Erection of single storey extension and extension to terrace. Planning Permission granted subject to conditions Date Issued: 27-Jun-2022

**00145. COMMITTEE ACTIONS**

- a) To note Bovis Homes referred correspondence back to South-East office for meeting date.
- b) To note David Wilson Homes still investigating local contact for meeting.
- c) To note Rother District Council asked to give notification when planning applications are 'called in'.

- d) To note advice from Monitoring Officer regarding conflict of interest of district councillors on both district and town/parish council planning committees.

It was noted that whilst it is actually written anywhere, code or otherwise, it is considered good practice that if you sit on the planning committee at town and parish level you should not sit on the planning committee of the planning authority. Whilst this is not always possible for some small authorities, it is different with a sizeable Town Council such as Bexhill. Cllr Drayson was asked to consider his position on the planning committee. Cllr Drayson advised that he will continue to sit on both committees and will excuse himself if he believes there is a substantial conflict of interest.

**00146. CORRESPONDENCE**

- a) Bellway Homes – Land off Turkey Road public consultation – to note Bellway attending planning committee on 20<sup>th</sup> July – noted.
- b) Email from resident with concerns about Bellway development off Turkey Road – noted.
- c) Email from resident with concerns about application RR/2022/1462/P 69 South Cliff – noted.

**00147. QUESTIONS FROM COUNCILLORS AND FUTURE AGENDA ITEMS**

- a) To note answers to questions from last meeting.

<p>Cllr Plim Can Rother District Council notify the town council of any planning applications that are called in.</p>	<p>Rother District Council has been asked this question.</p>
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- b) To receive questions from councillors and future agenda items.  
There were none.

**00148. DATE OF NEXT MEETING – 20<sup>TH</sup> JULY 2022**

*Meeting closed at 18:35pm*

Signed..... Date.....