

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 **PEBSHAM COMMUNITY CENTRE, Bexhill-on-Sea** on **Wednesday 5th July 2023 6:00pm**

Present: Cllr Plim; Cllr Crotty; Cllr Huseyin; Cllr Norris; Cllr Thomas

Also in attendance: J Miller Clerk; 1 member of the public. Cllr Drayson; Cllr Winter; Cllr Goss; Cllr Brailsford.

00125. PUBLIC PARTICIPATION

There were none.

00126. TO RECEIVE APOLOGIES FOR ABSENCE

There were none.

00127. TO RECEIVE DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

There were none.

00128. CHAIR'S ANNOUNCEMENTS

There were none.

00129. MINUTES

It was **RESOLVED** to approve the minutes of the meeting held on Wednesday 14th June 2023.

00130. PLANNING APPLICATIONS

- a) RR/2023/1018/P BEXHILL (St. Marks Ward) DEL Sunshine Guest House, Sandhurst Lane, Bexhill TN39 4RH Proposed construction of 3 x new dwellings and associated parking/garden areas. Page 2
It was **RESOLVED** no comment.
- b) RR/2023/1086/T BEXHILL (Kewhurst Ward) DEL 27 Deerswood Lane, Bexhill TN39 4LT T1 - (Lime) - Remove tree from front garden due to safety concerns and replant another tree further from the dwelling.
It was **RESOLVED** no comment.
- c) RR/2023/1109/P BEXHILL (Collington Ward) DEL 5 Holmesdale Road, Bexhill TN39 3QE Change of use from day care centre to residential flat with minor alterations.
It was **RESOLVED** no comment.
- d) RR/2023/1127/P BEXHILL (Pebsham & St. Michaels Ward) DEL 26-28 Aaron Manor, Penland Road, Bexhill TN40 2JG Use of existing building to provide student accommodation.

It was **RESOLVED** to support the residents' concerns about noise and litter from the proposed student accommodation.

- e) RR/2023/1143/P BEXHILL (Sackville Ward) DEL 34 St Leonards Road, Bexhill TN40 1HT Change of use of basement to be included with the shop at ground floor level. Change of use of 1st floor to form a new apartment and erection of new pitched roof with dormers to replace the flat roof and form a 2nd additional apartment at 3rd floor level.
It was **RESOLVED** no comment.
- f) RR/2023/1190/P BEXHILL (St. Stephens Ward) DEL 30 Crowmere Avenue, Bexhill TN40 2BA Erection of a single storey side extension.
It was **RESOLVED** no comment.
- g) RR/2023/1197/P BEXHILL (Sackville Ward) DEL 42 St Leonards Road, Muscat & Mcewan, Bexhill TN40 1JB Change of use from hair salon and beauty parlour to sui generis for beauty treatment, permanent / semi permanent tattooing & body piercing.
It was **RESOLVED** no comment.

Cllr Norris entered the meeting at 18:03pm

- h) RR/2023/1202/P BEXHILL (St. Marks Ward) DEL Spindlewood Drive - Land off, Bexhill Application for the approval of reserved matters (appearance, landscape, layout and scale) for the erection of 146no dwellings, pursuant to outline application RR/2017/1705/P including the discharge of conditions 5, 8, 15, 16, 17, 18 and 27 imposed on RR/2017/1705
It was **RESOLVED** no comment.
- i) RR/2023/1216/P BEXHILL (St. Stephens Ward) DEL 116 Turkey Road, Bexhill TN39 5HH Proposed change of use of residential maisonette (116A) to expand the existing veterinary practice, together with associated alterations.
It was **RESOLVED** no comment.
- j) RR/2023/1229/P BEXHILL (Sackville Ward) DEL Glyne Gap - Land at, Land Securities, Ravenside, Bexhill TN40 2JS Demolition of existing toilet block and showroom; replacement with new toilet facilities, Class E unit with drive-thru facility, revisions to junction with Hastings Road and associated landscaping/internal circulation roads.
It was **RESOLVED** to support the residents' concerns about this application.
- k) RR/2023/1266/P BEXHILL (St. Marks Ward) DEL 58 The Gorseway, Bexhill TN39 4NA Erection of car port and minor alterations to existing windows and doors.
It was **RESOLVED** no comment.

- l) RR/2023/1321/T BEXHILL (Sidley Ward) DEL 3 Beacon Hill, Bexhill TN39 5DF T1 - 1 x Large Oak Tree - to reduce by 15% to 20%. Thin the north side and reduce the south side by 25% to balance tree and remove dead wood branches to prevent growing into nearby trees. T2 - 1x Large Oak Tree - reduce the crown by approximately 30%. Shape, thin and remove deadwood for occupants safety and to prevent damage to dwelling. It was **RESOLVED** no comment.
- m) RR/2023/1344/DN BEXHILL (St.Stephens Ward) COM (old) King Offa High School, Kitchen Dining Room Building, Down Road, Bexhill TN39 4HS Prior notification for the proposed demolition of the entire existing building including raised brick/concrete plinths, ground bearing floor slabs, foundations to 2.00m depth, retaining walls and hardstanding within site boundaries. This notification is for information only. It was **RESOLVED** no comment.
- n) RR/2023/1099/P BEXHILL (Pebsham & St. Michaels Ward) DEL 3 Seabourne Road, Dor Rosa, Bexhill TN40 2QG Single storey extension at the rear of the property. It was **RESOLVED** no comment.
- o) RR/2023/1140/P BEXHILL (Collington Ward) DEL 4 The Barnhams, Bexhill TN39 3RE Removal of existing flat roofed outshot and erection of enlarged outshot. It was **RESOLVED** no comment.
- p) RR/2023/1207/P BEXHILL (Old Town & Worsham Ward) DEL 44 St Peters Crescent, Bexhill TN40 2EJ Erection of porch to the side. Loft conversion with front and rear roof extensions, side dormer, roof windows and associated alterations. It was **RESOLVED** no comment.
- q) RR/2023/1228/PN3 BEXHILL (St. Marks Ward) DEL 5 Cowdray Park Road, Bexhill TN39 4ND Application to determine if prior approval is required for the change of use from non operating hair dressers into 2 bedroom ground floor residential flat. It was **RESOLVED** no comment.
- r) RR/2023/1277/TN BEXHILL (St. Marks Ward) DEL The Royal British Legion - Existing Base Station, Meads Avenue, Bexhill TN39 4SZ Notification under the electronic communication code (conditions and restrictions) regulations 2003 for the removal of the existing 15m mast and associated antennas. Replacement with a new 20m mast complete with 6 antennas and associated radio support units, 1 no GPS module, 2 300mm

dishes and ancillary development thereto. This notification is for information only.

It was **RESOLVED** to raise concerns about the installation to the planning authority.

- s) RR/2023/625/P BEXHILL (St. Marks Ward) DEL 17 Herbrand Walk, Bexhill TN39 4TX Demolition of existing dwelling and erection of purpose built dwelling and associated outbuilding / annexe.
It was **RESOLVED** no comment.
- t) ADDITIONAL INFORMATION /AMENDED PLANS AND/OR DESCRIPTION RR/2023/627/P BEXHILL (Kewhurst Ward) DEL 16 Heighton Close, Bexhill TN39 3UP Erection of new two storey chalet bungalow with access onto Collington Lane West and erection of extension to the existing dwelling.
It was **RESOLVED** no comment.
- u) RR/2023/726/P BEXHILL (Old Town & Worsham Ward) DEL 15 Silvester Road, Bexhill TN40 2AY Proposed first floor rear extension.
It was **RESOLVED** no comment.
- v) RR/2023/851/L BEXHILL (Old Town & Worsham Ward) DEL 6 Church Street, Bexhill TN40 2HE Installation of gas pipe and meter cupboard.
It was **RESOLVED** no comment.
- w) RR/2023/1047/P BEXHILL (St. Marks Ward) DEL South of Barnhorn Road & West of Ashridge Court, Barnhorn Road, Bexhill TN39 4QL Variation of conditions 1, 5, 6, & 7 imposed on Page 4 planning permission RR/2020/1410/P to allow alterations to drainage areas, bin and cycle storage, plot layouts, and internal layouts.
It was **RESOLVED** no comment.
- x) RR/2023/1050/P BEXHILL (St. Marks Ward) DEL 26 Peartree Lane, Bexhill TN39 4PG Installation of external wall insulation.
It was **RESOLVED** no comment.
- y) RR/2023/1180/P BEXHILL (St. Marks Ward) DEL 41 Peartree Lane, Bexhill TN39 4PE Proposed first floor side extension.
It was **RESOLVED** no comment.
- z) RR/2023/1226/PN3 BEXHILL (St. Marks Ward) DEL 6 Cooden Sea Road, Cooden, Bexhill TN39 4SJ Application to determine if prior approval is required for the proposed change of use from Class E (commercial, business and service) to Class C3 (dwellinghouses) to provide 1x self-contained dwelling.
It was **RESOLVED** no comment.

aa) RR/2023/1227/PN3 BEXHILL (St. Marks Ward) DEL 10 Cooden Sea Road, Cooden, Bexhill TN39 4SJ Application to determine if prior approval is required for the proposed conversion of existing former building society into 1 no. 2 bedroom flat.

It was **RESOLVED** no comment.

bb) RR/2023/975/P BEXHILL (Kewhurst Ward) DEL 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.

00131. PLANNING DECISIONS BY ROTHER DISTRICT COUNCIL

a) BEXHILL RR/2023/786/P 4 Marina Court Avenue, Bexhill on Sea Improvements to existing 2 storey conservatory and minor internal alterations. Planning Permission granted subject to conditions Date Issued: 23-Jun-2023

b) BEXHILL RR/2023/787/L 4 Marina Court Avenue, Bexhill Improvements to existing 2 storey conservatory and minor internal ODB461 Page 1 of 4 alterations. Listed Building Consent granted subject to conditions Date Issued: 23-Jun-2023

c) BEXHILL RR/2023/806/P 11 Endwell Road, Car Park & Garages, Bexhill Demolition of 3 bay garage block. Erection of 3 storey building containing 9 self-contained flats with associated external space and secure bike store/bin store. Retained side access to flats and existing nursing home. Planning Permission refused Date Issued: 20-Jun-2023

d) BEXHILL RR/2023/921/P 6 Bale Close, Bexhill Proposed loft conversion (hip to gable); front and rear dormers. Planning Permission granted subject to conditions Date Issued: 26-Jun-2023

e) BEXHILL RR/2023/982/P 21 Richmond Grove, Bexhill Erection of single storey rear extension with rooflight. Planning Permission granted subject to conditions Date Issued: 26-Jun-2023

f) BEXHILL RR/2023/556/P 57-69 London Road, Bexhill Replacement of plant equipment on the north elevation within the existing upgraded plant enclosure, external alterations including Page 5 rerendering, additional fire exit door and associated works. Planning Permission granted subject to conditions Date Issued: 19-Jun-2023

g) BEXHILL RR/2023/574/P 12 Albany Road, Flat 2, Bexhill Replacement of two wooden single glazed sash windows and two small single glazed casement windows with UPVC windows. Planning Permission refused Date Issued: 15-Jun-2023

- h) BEXHILL RR/2023/846/P 17 Glyne Ascent, Oak Tree Lodge, Bexhill Single storey front extension, conservatory to rear, replacement garage. Planning Permission granted subject to conditions Date Issued: 13-Jun-2023
- i) BEXHILL RR/2023/863/P St Vincents Rest Home, Down Road, Bexhill Demolition of existing dining room and replacement with enlarged dining room and adjacent laundry room. Planning Permission granted subject to conditions Date Issued: 15-Jun-2023
- j) BEXHILL RR/2023/332/P 26 Sackville Road, Bexhill Partial change of use of the ground floor from Use Class E (Commercial, Business and Service) to Use Class C3 (1 no. self-contained 2 bedroom flat), proposed change of use of the upper floors from Use Class C3 to Sui Generis (Large House in Multiple Occupation) and associated external alterations. Planning Permission granted subject to conditions Date Issued: 09-Jun-2023
- k) BEXHILL RR/2023/709/P 22 Pages Lane, Bexhill Two storey front and side extensions with gable to hip roof. Planning Permission granted subject to conditions Date Issued: 12-Jun-2023
- l) BEXHILL RR/2023/764/P 12 Westville Road, Bexhill Erection of single storey rear extension Planning Permission granted subject to conditions Date Issued: 09-Jun-2023
- m) BEXHILL RR/2023/838/P 44 Fontwell Avenue, Bexhill Proposed single storey wraparound extension, alterations and new chimney. Planning Permission granted subject to conditions Date Issued: 12-Jun-2023

00132. COMMITTEE ACTIONS

- a) To receive update on planning enforcement issues at 89 London Road. It was noted that there is no further planning enforcement action that can be taken, and mediation with the parties could be a solution.
- b) To note Bellway Homes invited to a future planning committee meeting. It was noted that Bellway will attend the meeting on 26th July.
- c) To note developer of Collington Lane East care home invited to a future planning committee meeting. It was noted that this meeting will take place remotely, and dates will be circulated.

00133. CORRESPONDENCE

- a) Emails regarding the 5G masts – noted. It was noted that Rother District Council had not yet responded to the request for a risk assessment.
- b) Planning Appeal 13 Marina Arcade.

00134. QUESTIONS FROM COUNCILLORS AND FUTURE AGENDA ITEMS

- a) To note answers to questions from the last meeting.
There are none.

- b) To receive questions and future agenda items.
Cllr Crotty asked what the town council can do about helping businesses with planning applications.
Cllr Plim asked if the committee could seek an officer from the planning authority to give members training on planning applications.

DATE OF NEXT MEETING – 26TH JULY 2023

Meeting closed at 18:19pm.

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

DRAFT