

COMMITTEE: PLANNING & LICENSING
DATE: 11 DECEMBER 2001
SUBJECT: PLANNING BRIEF: LAND ADJACENT TO THE SOVEREIGN CENTRE
REPORT OF: HEAD OF PLANNING

Ward(s): ALL

Purpose: To approve the publication of the planning brief.

Contact: Lisa Rawlinson, Senior Planning Officer, Planning, Regeneration & Amenities Department, 68 Grove Road, Tel. 01323 415255 or internally on extension 5255.

Recommendations : That the planning brief for land adjacent to the Sovereign Centre be adopted and authorised for publication

1.0 Introduction

1.1 The land immediately adjacent to the Sovereign Centre occupies a prominent position on the seafront and currently comprises an area of public open space, a skateboard and rollerblade park and a hard surfaced car park which serves the Sovereign Centre.

1.2 The site is identified in the adopted Borough Plan (1998) as being a possible development site for an indoor leisure facility and in the Revised Deposit Draft of the Plan (2001-2011) it is shown as being a possible site for an additional indoor leisure facility or a motel/restaurant/bar. In addition the Council's adopted Seafront Strategy (2001) recognises the potential the land has to become a prestigious indoor leisure facility.

1.3 Whilst an indoor leisure facility is the preferred option for the site, if a scheme for a motel/restaurant/bar is proposed, any development must include quality facilities for use by both local residents and visitors.

1.4 The attached planning brief has been written to guide development on the site should an application for planning permission be received. The planning brief identifies the planning constraints associated with the site and assesses what scale of development could and should be accommodated on the land. The brief will greatly assist negotiations with any future prospective developers on the development potential of the site as it provides clear guidance on how to achieve a high standard of development.

1.5 The land in question is in the ownership of the Borough Council and it follows therefore, that any scheme proposed for the site cannot proceed without the specific approval of the Council to sell/lease the land.

2.0 Consultations

2.1 A copy of a draft planning brief for the site was circulated to relevant key

officers internally. The brief was thereafter amended as a result of the representations received.

On the related consultation on the First Deposit Draft of the Eastbourne Borough Plan 2001-2011 carried out between 28 February – 10 April 2001, the Council received one representation regarding this land.

The objection (summarised) was:-

“Objects to development adjacent to the Sovereign Centre on grounds that this area should remain open. Also contravention of policy NE26.”

The officer response was:-

“Development would not be a significant incursion into the area. Policy is not considered to be contrary to policy NE26 as the policy does allow for overriding factors”.

This was reported to Cabinet on 26 September 2001 whose recommendation was endorsed at Full Council on 10 October 2001.

3.0 Financial Implications

3.1 There are no financial implications as a direct result of this report.

4.0 Human Resource Implications

4.1 There are no staffing implications as a result of this report.

5.0 Environmental Implications

5.1 The land immediately adjacent to the Sovereign Centre occupies a prominent position on the seafront. The planning brief will therefore ensure that any development on the site is carefully sited and designed in order to safeguard the character and appearance of the attractive seafront setting.

6.0 Other Implications

6.1 There are no financial, youth, anti-poverty, crime and disorder or human rights implications as a result of this report.

7.0 Conclusion

7.1 In light of the above, members are recommended to adopt this planning brief and authorise publication of the document.

Author **Lisa Rawlinson**
Title **Senior Planning Officer**

Background Papers:

The Background Papers used in compiling this report were as follows:

Eastbourne Borough Plan (1998)

Eastbourne Borough Plan 2001-2011, First Deposit Draft

Eastbourne Borough Plan 2001-2011, Revised Deposit Draft

Eastbourne Borough Council's Seafront Strategy (2001)

To inspect or obtain copies of background papers please refer to the contact officer listed above.

Lr/TP15/27