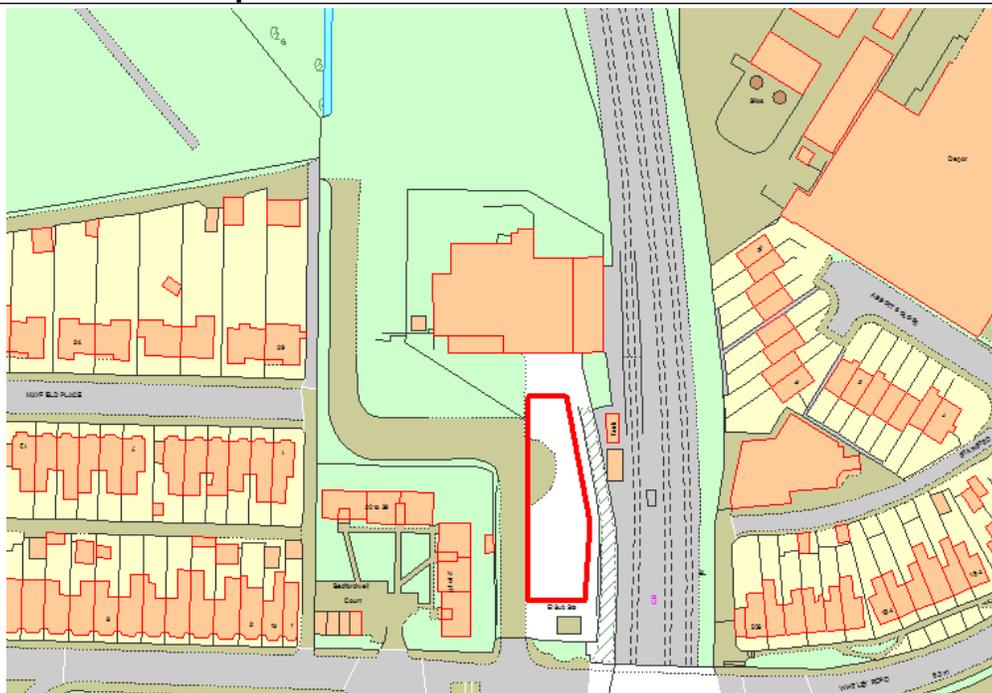


App.No: 190345 (PPP)	Decision Due Date: 25 June 2019	Ward: Upperton
Officer: James Smith	Site visit date:	Type: Planning Permission
Site Notice(s) Expiry date: Neighbour Con Expiry: 24 May 2019 Press Notice(s):		
Over 8/13 week reason: Within time		
Location: Land Adjacent to Bedfordwell Court, Bedfordwell Road, Eastbourne		
Proposal: Erection of three temporary buildings to act as development site office and tuition space for construction training hub		
Applicant: Jess Haines		
Recommendation: Subject to no material planning concerns being raised as part of the consultation regime then the decision be delegated to the Senior Specialist Advisor in consultation with the Chair of Planning Committee to grant planning permission subject to conditions.		

Contact Officer(s): **Name:** Leigh Palmer
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1 Executive Summary

- 1.1 This application is brought to the Planning Committee at the discretion of the Senior Specialist Advisor and given that in part Eastbourne Borough Council are sponsors of the submission.
- 1.2 The development site (Former Bedfordwell Road Depot) is owned by Eastbourne Borough Council with the ambition that it will be developed out for residential purposes.
- 1.3 This submission supports this ambition and relates to the erection of three mobile (temporary units) that will have a mixed use.
- 1.4 These temporary units will form the site office and mess facilities for the development of the extant planning permission (this is similar to the facilities that are found on many other development sites). In addition the accommodation will be shared to provide tuition accommodation for those seeking knowledge and training in the construction sector.
- 1.5 The design and visual impact of the proposed balconies is considered to preserve the character and appearance of the area and given their limited lifespan are considered not to materially affect the setting of the Pump House itself a Statutory Listed Building.
- 1.6 The proposal is not considered to have a significant impact upon the residential amenity of neighbouring occupants when considering the location, size and operation of the units.
- 1.7 Application is recommended for approval subject to conditions.

2 Relevant Planning Policies

- 2.1 National Planning Policy Framework
- 2.2 Eastbourne Core Strategy Local Plan Policies 2013
B1: Spatial Development Strategy and Distribution
B2: Creating Sustainable Neighbourhoods
C2: Upperton Neighbourhood Policy
D10A: Design
- 2.3 Eastbourne Borough Plan Saved Policies 2007
NE14: Source Protection Zone
NE28: Environmental Amenity
UHT1: Design of New Development
UHT4: Visual Amenity
HO2: Predominantly Residential Areas
HO20: Residential Amenity
US4 Flood Protection & Surface water disposal

- 2.4 The Bedfordwell Road Depot site has TPO trees within it; however none are located within this application site nor are any materially affected by this proposal.

3 Site Description

- 3.1 Members will be aware that the Bedfordwell Road Depot (BRD) Site is an irregular shaped site that lies between the Gorringe Road/Tutts Barn allotments and the railway line to/from Eastbourne.
- 3.2 The BRD site is accessed from Whitley Road and has the former Pump House building which is a Grade II listed building; this falls outside of the boundary to this application site.
- 3.3 This applications site is broadly rectangular in shape and is located close to the access to the site runs parallel the boundary with the railway line.
- 3.4 This part of the site is broadly level and has some non-descript low amenity value shrubs on the boundary line with the railway.

4 Relevant Planning History

- 4.1 There is planning history relating to the site being used for as service depot; however the relevant planning history has been listed below.

080811

- 4.2 Residential development to provide 154 new homes, including 47 units of affordable housing, a change of use of part of the existing pump house building (from B1,B2,B8) to Class C3 residential use with ancillary car parking, landscaping with new vehicle and pedestrian access from Bedfordwell Road.
Planning Permission - Approved conditionally - 11/03/2011

130907

- 4.3 Residential development of 102 dwellings (flats and houses), including the conversion of the existing Pump House into flats, together with access roads and parking spaces.
Planning Permission - Approved conditionally - 31/03/2015

030659

- 4.4 Part change of use and conversion from Class B1 (Business) to form twelve loft apartments, including insertion of two new floors in the upper part of the existing building.
Planning Permission - Approved conditionally - 06/10/2003

5 Proposed development

- 5.1 The Proposal
The proposal relates to the erection of three temporary building to be used as/for

site and welfare facilities for the development of the site and also for as tuition space for students involved in the construction industry.

5.2 Each unit is broadly 14.8m long and 9m wide and a height of 3.5m the external appearance is very similar to 'school mobile classrooms'.

5.3 General Background to the tuition space

The Construction Skills Fund supports the development of construction on-site training hubs and is part of the Government's National Retraining Scheme. The aim of the mobile hubs is to help train long-term unemployed adults. The funding originates from the Department for Education however it is administered by Construction Industry Training Board (CITB) who awarded funds to 26 projects in England including this proposal.

5.4 EBC/LDC actively supported the East Sussex College Group to bid for these funds and the College was awarded funding of just under £1m. The project will work collaboratively with Jobcentre Plus, People Matter and other referral agents on council-led developments to support local residents to enter the construction industry and gain sustained employment.

5.5 The hub will offer free training including but not limited to: CSCS cards, employability skills, fast-track industry recognised trade qualifications, H&S, first aid and project management skills.

5.6 As well as the portable hub and training courses the project will fund key staff to provide services to local people.

5.7 Hours of Operation

For the tuition space will be within the following times:

08:30 to 18:00 Monday to Friday

5.8 Occupants of the training facility

The hub will be manned by 6 Full-time staff and 18 Part-time staff giving an equivalent number of Full-time staff of 9.

5.9 Typical groups will be between 8-12 students. On occasion when specialist training is being delivered up to 30 students may be on site at any one time.

5.10 Start on site

If the scheme is supported then the development will commence early June 2019.

6 **Consultations**

6.1 Regeneration Department: - The Council's Regeneration team is supportive of these proposals. Their full response is listed below.

6.1.2 The application is in line with the Council's Regeneration policies and fits well

within the prosperous economy vision in the Council's Corporate Plan which supports employment and skills.

6.1.3 The Local Employment and Training Supplementary Planning Document (LET SPD) commits developers to a range of initiatives in the construction and operation of developments. Regeneration co-ordinates the local labour obligations and works closely with local employment support, education and training partners and SMEs to enable positive outcomes for local people and the economy.

6.1.4 The establishment of a temporary construction training hub on the Bedfordwell Road site will enable the delivery of dedicated construction courses for the unemployed and those seeking a new career in the construction sector. Course participants will be able to combine learning with work experience, site visits, employer talks and employment support. The on-site location will significantly enhance the learning experience and provide training and support in one place.

6.1.5 Local third sector and independent training providers will contribute to the delivery of the construction training programmes enabling sustainability of provision. The training hub will enable sites to achieve their local labour obligations as well as build on the collaborative working relationships between the East Sussex College Group, Jobcentre Plus, local SMEs, the third sector and the Council.

7 Neighbour Representations

- 7.1 One letter of objection has been received commenting in the main on the following issues:
- Firstly what a shame this lovely building couldn't be used as a community hub, a pool or a space for charities to use. Instead housing next to railway with noise and pollution, will cause impacts.
 - On this application, 24 staff will facilitate with up to 30 students. Where will 54 people park their vehicles? A solution could be temporary perking permit for residents?
 - Area has been subject to accidents recently and if supported then this proposal would be likely to increase this incidence.
 - Design of these 'blocks' will be awful aesthetically, but in keeping with some of the newer buildings erected in recent years, design is a low consideration, placed next to a beautiful water tower, will only highlight the laziness in design.
 - What will be the carbon offset be?

8 Appraisal

- 8.1 Principle of development:
There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring

occupants, pursuant to the requirements of the National Planning Policy Framework (2018), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

8.2 Assessment of the proposal

8.2.1 Impact of proposed development on amenity of adjoining occupiers and surrounding area:

8.2.2 It is considered that the siting of the proposed units and their use and operation would not give rise to a material loss of residential amenity.

8.2.3 It is accepted that given the site has been broadly dormant (save for the highway materials compound) in recent years then any activity would give rise to noise and disturbance issues. However compared with the lawful use of the site as an Depot and set against the wider noise and disturbance that will result from the construction phase of the development the impacts of the proposal upon residential amenity are deemed acceptable.

8.2.4 Design and Appearance Considerations:

The appearance of the temporary buildings reflects those that are commonly used on construction sites and in this regard are considered to be acceptable.

8.2.5 The siting and layout are such that the proposal would not give rise to any material harm to the character and appearance of the site and surrounding area, nor should it give rise to material harm to the setting of the Pump House a Grade II Listed Building.

8.2.6 In addition the creation of some activity on this part of the site would positively create an element of active frontage that would contribute to the local street scheme and may also assist in reducing the occurrence of ASB given the degree of site surveillance.

8.2.7 Highway and Parking

8.2.8 As the application forms part of an active development site the proposed application area has been kept to a minimum in order not to compromise the development/construction of the remainder of the BRD site.

8.2.9 This has had implications upon the availability for a dedicated area for off street parking, notwithstanding this there is the potential for incidental car and cycle parking within area of this application site and areas close to the facility.

8.2.10 The BRD site is located in close proximity to a number of bus routes and also closes the public transport links, public car park and other services and facilities that are located within Eastbourne Town Centre.

8.2.11 Given this it is considered a refusal based solely on car parking when the scheme is acceptable in all other respects could not be substantiated.

8.2.12 Temporary Use

8.2.13 The location of the facility is on part of the site where there will be new residential accommodation and as such its life will be limited given the need to implement the residential accommodation.

8.2.14 Notwithstanding this a condition is recommended that the facility shall be removed on or before 5 years from the date of the approval.

8.2.15 Other Considerations

8.2.16 There are no implications for the TPO the site.

8.2.17 The site is owned in a freehold capacity by Eastbourne Borough Council and as such any non planning issues that arise can be investigated/settled by the Council.

8.2.18 Conclusions

8.2.19 As outlined above this initiative is one of 26 to be rolled out Nationally and will deliver employment and skills training to those engaged and seeking to become engaged in the construction industry. This is considered important for the local and regional economy where there is an identified shortfall in the necessary skills to support the Governments Growth Agenda.

9 Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10 Recommendation

10.1 Subject to no material planning concerns being raised as part of the consultation regime then the decision be delegated to the Senior Specialist Advisor in consultation with the Chair of Planning Committee to grant planning permission subject to conditions.

10.2 Conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) The site proposed temporary buildings shall be removed from the site and

the site returned to its former condition on or before 5 years from the date of the decision of this application.

Reason: It is considered that the proposed is not suitable on a permanent basis.

- 3) The proposed development shall be carried out in strict accordance with the following plans:

Proposed site plan

Location Plan

21185PMLB1ZZDRA0003 - REV C General Arrangement

Reason: For the avoidance of doubt and to ensure that the proposed development is carried out in accordance with the plans to which the permission relates.

- 4) Prior to any development commencing at the site in connection with this development, tree protection measures that accord with BS 5837 2012 (or any superseding order/standard) shall be implemented at the site and be retained as such thereafter for extent of time that these temporary units remain on site.

Reason: In the interest of protecting the health and vitality of the trees that are located within the vicinity of the development.

11 Appeal

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.