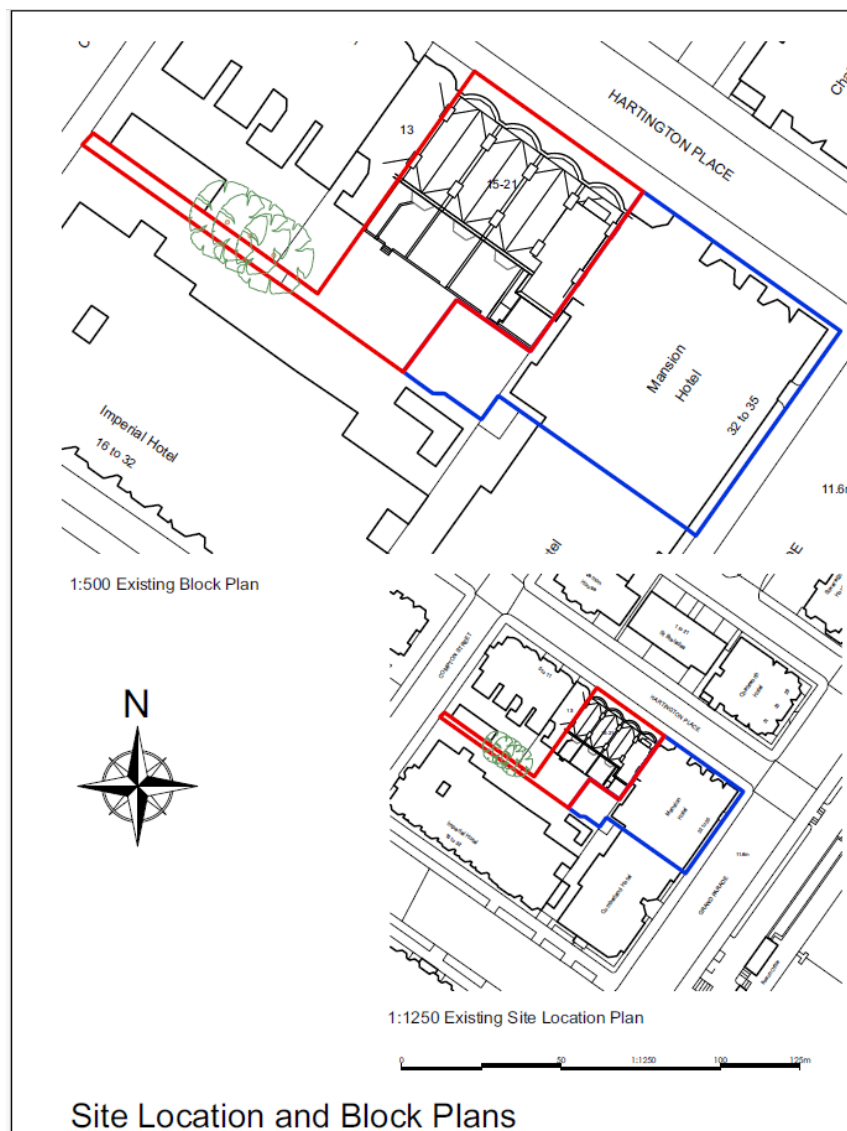


**Report to:** Planning Applications Committee  
**Date:** 29 January 2024  
**Application No:** 230778  
**Location:** Mansion (Lions) Hotel, 32-35 Grand Parade, Eastbourne  
**Proposal:** Reserved Matters Application (Landscaping) in relation to planning permission 200280 granted 03/12/2020.  
**Applicant:** Mr Gulzar  
**Ward:** Meads  
**Recommendation:** Approve subject to conditions.  
**Contact Officer:** **Name:** Emma Wachiuri  
**E-mail:** [emma.wachiuri@lewes-eastbourne.gov.uk](mailto:emma.wachiuri@lewes-eastbourne.gov.uk)

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**IMPORTANT NOTE: This scheme is CIL Liable.**

### Site Location Plan



## **1. Executive Summary**

- 1.1 The application is being presented to the Planning Committee as it is a Reserved Matters application to an outline application for major development.
- 1.2 The application seeks approval of Reserved Matters for landscaping in relation to planning permission 200280, granted 03/12/2020, for conversion of part of the hotel to 21 x residential flats, approved by the Planning Committee.
- 1.3 The proposed landscaping scheme would be high quality, comprising suitably diverse planting, together with facilities required for the approved residential units, including cycle and refuse/recycling storage. The application is considered to comply with national and local planning policies and is recommended for approval, subject to conditions.

## **2. Relevant Planning Policies**

### **2.1 National Planning Policy Framework:**

- 2. Achieving sustainable development
- 4. Decision making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment.

### **2.2 Eastbourne Core Strategy 2006-2027:**

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C1: Town Centre Neighbourhood Policy
- D1: Sustainable Development
- D9: Natural Environment
- D10: Historic Environment
- D10a: Design.

### **2.3 Saved polices of the Eastbourne Borough Plan 2001-2011:**

NE28: Environmental Amenity

UHT1: Design of New Development

UHT4: Visual Amenity

UHT7: Landscaping

UHT15 Protection of Conservation Areas

UHT17: Protection of Listed Buildings and their setting

US4: Flood Protection and Surface Water Disposal

US5 Tidal Risk

HO1: Residential Development within the Existing Built-up Area

HO20: Residential Amenity.

2.4 Supplementary Planning Documents and other relevant guidance:

Trees and Development SPG.

**3. Site Description**

3.1 The site is occupied by numbers 15-21 Hartington Place, which were originally four individual 5-storey (including basement level) townhouses but have since had their floor space amalgamated to form part of the Mansion (Lions) hotel. The buildings form part of a terrace along with numbers 13, 11, 9, 7 and 5 Hartington Place, the full extent of which is Grade II Listed. These buildings were erected between 1855 and 1860.

3.2 The Mansion hotel comprises the application buildings as well as an interconnected 6-storey building which fronts Grand Parade.

3.3 Surrounding development comprises large hotel buildings of 6-storeys plus which face onto Grand Parade and represent the main ribbon of hotel development along Eastbourne seafront. Side streets such as Hartington Place are generally defined by Victorian townhouse style 4 and 5-storey buildings, many of which have roof/rear extensions and have been converted to tourist use. Primary shopping areas in the town centre are nearby to the north whilst the seafront, attractions and theatres are close by to the south and west.

3.4 The site is located within the Eastbourne Town Centre and Seafront Conservation Area. It also falls within the secondary sector of the Tourist Accommodation Area (as per the Tourist Accommodation Supplementary Planning Document). There are no other specific planning designations attached to the site although there are mature trees subject to TPO's to the rear of the neighbouring properties.

3.5 Site Constraints:

Predominantly Residential Area.

Source Protection Zone.

#### **4. Proposed Development**

- 4.1 Reserved Matters Application (Landscaping) in relation to planning permission 200280 granted 03/12/2020.
- 4.2 The hard landscaping comprises sandstone paving whilst the soft landscaped areas around the boundaries and the middle section of the amenity space would comprise a new wild cherry tree at the centre and ornamental shrub mix along most parts of the amenity space.

#### **5. Relevant Planning History**

- 5.1 200308 - Conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats (Outline planning application under reference 200280).
- 5.2 200280 - Outline planning application (Access, Appearance, Layout and Scale) for the conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats (Listed Building Consent under reference 200308) Approved, 04/12/2020.
- 5.3 180953 - Conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats.

#### **6. Consultations**

- 6.1 Specialist Advisor (Arboriculture):  
No response at the time of writing this report.
- 6.2 Specialist Advisor (Conservation):  
No response at the time of writing this report.
- 6.3 Regeneration Officer:  
Outline planning permission under application 200280 was approved on 3 December 2020 subject to condition 8 – Employment and Training Plan in line with the Local Employment and Training Supplementary Planning Document, adopted November 2016.

The current outline application 230778 is noted. The owner has not engaged regarding condition 8 detailed in the decision notice and is encouraged to do so prior to commencement of development.

Regeneration requests condition 8 be progressed at the earliest opportunity.

#### **7. Other Representations**

- 7.1 Notification:  
Notification of this application has been undertaken in the form of:
  - a. neighbour notification letters
  - b. site notices displayed in roads neighbouring the site and

7.2 Neighbour Representations:  
No comments have been received.

7.3 Other Representations:  
None.

## 8. **Appraisal**

### 8.1 Key Considerations:

The main considerations in relation to this application are:

- Principle;
- Design, Character and Impact Upon Landscape;
- Flooding and Drainage;
- Impact on local residents.

### 8.2 Principle:

Outline planning permission (for Access, Appearance, Layout and Scale) for the conversion of rear of hotel at 15-21 Hartington Place to 21N° two-bedroom flats was granted on the 04/12/2020. Therefore, the principle of the use has been established, and the main issue is whether the proposed details relating to landscaping are acceptable in policy terms.

### 8.3 Design, Character and Impact Upon Landscape:

Saved policy UHT7 states development proposals should seek to make improvements to the physical environment through site layout and landscaping. In preparing proposals for development, consideration should be given to landscaping which will include protection and incorporation of existing trees, hedges, shrubs and other natural features on site, including ponds, together with proposals for new planting.

The communal amenity space is proposed to be landscaped with a combination of hard and soft landscaping. The hard landscaping comprises sandstone paving whilst the soft landscaped areas around the boundaries and the middle section of the amenity space would comprise a new wild cherry tree at the centre and ornamental shrub mix along most parts of the amenity space are acceptable and would not harm but enhance the character of the historic environment in accordance with policies D10 and D10A of the Core Strategy.

The proposal is therefore considered to enhance the environment and to be consistent with saved policies UHT7 and UHT15 of the Local Plan and Policies D1, D10 and D10A of the Core Strategy.

### 8.4 Residential Amenity:

The proposed landscaping given the nature and scale is not considered to harm the residential amenities of neighbouring occupiers.

#### 8.5 Flooding and Drainage:

The site does not fall within either Flood Zone 2 or 3 and, therefore, is not considered particularly susceptible to tidal flooding. Permeable area of the site would be marginally increased through the removal of existing basement extensions. The communal garden would have soft landscaped areas surrounded by path areas paved in sandstone paving. Also, the basement amenity area would be paved in sandstone paving and it is therefore not considered that the proposed development would result in an increased likelihood of surface water flooding within the surrounding area.

#### 8.6 Human Rights Implications:

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.

#### 8.7 Conclusions:

It is considered that no significant harm would be caused by the proposal to the local character of the area and setting of the heritage asset by reason of its landscape treatment. The scheme is subsequently considered to be compliant with saved policies UHT7 and UHT15 of the Local Plan and Policies D1, D10 and D10A of the Core Strategy and the NPPF.

### **9. Recommendation**

9.1 The application is being recommended for approval subject to conditions.

### **10. Conditions**

10.1 The development, hereby approved, shall be begun before the expiration of two years from the date of this 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) and in accordance with condition 1 of the outline permission (ref: 200280).

10.2 The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 23/11/2023:

- Drawing: 01 -Site and block plans
- Drawing: 22 -Proposed Landscape

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

- 10.3 Prior to first occupation of the development, hereby approved, the site shall be hard and soft landscaped in accordance with approved drawing No: 22 (Proposed Landscape).

Reason: In the interest of the amenity of the site and area.

- 10.4 Planting shall be implemented strictly in accordance with approved drawing No:22 (Proposed Landscape) in the first planting season following completion or first occupation of the development, whichever is the sooner. Any new tree(s) that die(s) are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approve details unless otherwise agreed with the Local Planning Authority.

Reason: To safeguard and enhance the character, amenity, and biodiversity of the site.

- 10.5 All ground surfaces of the development, hereby approved, shall be constructed in porous materials or shall discharge surface water onto porous areas within the application site and shall remain as such for the lifetime of the development. No surface water shall be discharged onto the public highway or adjoining land.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect the public highway or adjoining properties.

## **11. Appendices**

- 11.1 None.

## **12. Background Papers**

- 12.1 None.