

Eastbourne Borough Council

Planning Committee

28 February 2012

Report of the Head of Planning

List of Planning Applications for Consideration

- 1) WINDERMERE COURT, 22 TRINITY TREES, EASTBOURNE**
Replacement of windows and doors for the whole block to UPVC.
EB/2011/0676(FP), MEADS Page 5
RECOMMEND: APPROVE CONDITIONALLY
- 2) MOTCOMBE GARDENS BOWLING CLUB, MOTCOMBE LANE**
Erection of a brick and flint storage building adjacent to the main entrance gates, the provision of a water tank adjacent to the pavilion, replacement of door on the side elevation of the pavilion with a window and shutter, and removal of part of the flower bed to provide a patio area.
EB/2011/0692(FP), OLD TOWN Page 9
RECOMMEND: APPROVE CONDITIONALLY
- 3) 508 SEASIDE, EASTBOURNE**
Demolition of existing nursing home and erection of 19 new units (comprising 18 one bedroom self-contained supported apartments and one office/two bedroom apartment for staff) with associated parking and cycle store.
EB/2011/0735(FP), ST. ANTHONYS Page 13
RECOMMEND: APPROVE CONDITIONALLY
- 4) 10 GLEBE CLOSE, EASTBOURNE**
Front porch.
EB/2011/0768(HH), OLD TOWN Page 21
RECOMMEND: APPROVE CONDITIONALLY
- 5a) 27 SALISBURY ROAD, EASTBOURNE**
Provision of balcony to front elevation EB/2011/0798(HH), MEADS
RECOMMEND: APPROVE CONDITIONALLY Page 23
- 5b) Erection of a raised height front wall to maximum of 1.75m and provision of entrance gates EB/2011/0799(HH), MEADS**
RECOMMEND: APPROVE CONDITIONALLY Page 27
- 6) SHINewater SPORTS CENTRE AND COMMUNITY HALL, MILFOIL DRIVE, EASTBOURNE**
Erection of solar panels on the roof.
EB/2012/0065(FP), LANGNEY Page 31
RECOMMEND: APPROVE CONDITIONALLY

7) EASTBOURNE SPORTS PARK, CROSS LEVELS WAY, EASTBOURNE

Erection of solar panels on the roof.
EB/2012/0070(FP), RATTON

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RECOMMEND:

J. F. Collard
Head of Planning

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Report of the Planning Manager

Background Papers

1. Town and Country Planning Act 1990
2. Planning (Listed Buildings and Conservation Areas) Act 1990
3. The Planning and Compensation Act 1991
4. The Town and Country Planning General Regulations 1992
5. The Town and Country Planning (General Permitted Development) Order 1995
6. The Town and Country Planning (General Permitted Development) Order 1995 (Amendment) (No. 2) (England) Order 2008
7. The Town and Country Planning (General Development Procedure) Order 1995
8. The Town and Country Planning (Use Classes) Order 1987 (as amended)
9. The Town and Country Planning (Control of Advertisements) Regulations 2007
10. DoE/ODPM Circulars
11. DoE/ODPM Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs)
12. East Sussex and Brighton & Hove Structure Plan 1991-2011
13. Eastbourne Borough Plan 2001-2011
14. Eastbourne Townscape Guide 2004
15. East Sussex County Council Manual for Estate Roads 1995 (as amended)
16. Statutory Instruments
17. Human Rights Act 1998
18. The Planning and Compulsory Purchase Act 2004

Note: The documents listed above and the papers referred to in each application report as "background papers" are available for inspection at the offices of the Economy, Tourism and Environment Department at 68 Grove Road on Mondays, Tuesdays, Thursdays and Fridays from 9.00 a.m. to 5.00 p.m. and on Wednesdays from 9.30 a.m. to 5.00 p.m.

Eastbourne Borough Council

Planning Committee

28 February 2012

Report of the Planning Manager

List of Planning Applications for Consideration

Committee Report 28 February 2012

Item 1

App.No.: EB/2011/0676	Decision Due Date: 30/12/11	Ward: Meads
Officer: Chris Cave	Site visit date: 15/11/11	Type: Minor
Site Notice(s) Expiry date: 08/12/11 Neigh. Con Expiry: 14/12/11 Weekly list Expiry: 14/12/11 Press Notice(s)- : 14/12/11		
Over 8/13 week reason: The application was requested to go to Planning Committee by the Chair of Planning Committee and due to the neighbour expiry date there wasn't a planning committee meeting within the eight week target date.		
Location: Windermere Court, 22 Trinity Trees		
Proposal: Replacement of windows and doors for the whole block to UPVC		
Applicant: Mr Loxley-Harding		
Recommendation: Approve		

Planning Status:

- Conservation Area

Relevant Planning Policies:

UHT1 – Design of New Development
UHT15 – Protection of Conservation Areas
Policy WD2 – Eastbourne Townscape Guide

Site Description:

Application property is a six storey 1960's block of flats facing Trinity Trees. It is constructed from brick walls on the ground floor with the remaining storeys rendered white with glass balconies and windows. The property also has a flat roof.

Relevant Planning History:

App Ref: EB/2010/0173	Description: Installation of replacement patio doors to the rear and window to the side in UPVC
Decision: Approved	Date: 21/05/10

Proposed development:

The application proposes replacement of windows and doors for the whole block to white UPVC. Two of the three window types are to be constructed from two panes with top hung casements whilst the third is to be constructed from a single pane of glass. The patio doors consist of two large panes of glass. For members information some of the windows have already been installed, mainly on the first two floors.

Consultations:Conservation Officer

This is considered acceptable as the application is to replace the windows and doors with UPVC replacements. This is considered acceptable as the building is a modern build and therefore in line with guideline WD2: In conservation areas, Council will normally:

b) allow the use of alternative materials to an appropriate design on hidden elevations and new buildings.

Therefore this application raises no conservation concerns.

Neighbour Representations:

None received

Appraisal:

I agree with the Conservation Officer that as the building is of a modern appearance and Policy WD2 of the Eastbourne Townscape Guide states that alternative materials on modern buildings should be allowed, there is no justifiable reason why this application should be refused. The impact on visual amenity is negligible as the use of UPVC on a modern building will not alter its character and therefore the character of the wider area and the conservation area is preserved.

Human Rights Implications:

None

Conclusion:

This application is recommended for approval as Policy WD2 of the Eastbourne Townscape Guide states that the use of alternative materials is suitable for modern buildings.

Recommendation:

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Approved plans

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Committee Report 28 February 2012

Item 2

App.No.: EB/2011/0692	Decision Due Date: 29 December 2011	Ward: Old Town
Officer: Jane Sabin	Site visit date: 6 December 2011	Type: Minor
Site Notice(s) Expiry date: 16 December 2011 Neigh. Con Expiry: 17 December 2011 Weekly list Expiry: 21 December 2011 Press Notice(s)-: 21 December 2011		
Over 8/13 week reason: Deferred at Committee		
Location: Motcombe Gardens Bowling Club, Motcombe Lane		
Proposal: Erection of a brick and flint storage building adjacent to the main entrance gates, the provision of a water tank adjacent to the pavilion, replacement of door on the side elevation of the pavilion with a window and shutter, and removal of part of the flower bed to provide a patio area.		
Applicant: Mr. J. Dobbs		
Recommendation: Approve		

Planning Status:

- Old Town Conservation Area
- Archaeologically Sensitive Area

Relevant Planning Policies:

UHT1	-	Design of development
UHT4	-	Visual amenity
UHT15	-	Protection of conservation areas
NE28	-	Environmental amenity
HO20	-	Residential amenity

Site Description:

Motcombe Gardens is located in the heart of the Old Town Conservation Area, and for very many years has had bowling greens on the eastern side of the park on the boundary with Lawns Avenue and Motcombe Lane.

Relevant Planning History:

App Ref:EB/1998/0211 Description: New single-storey club house.
Decision: Approved Date: 23 June 1998

Proposed development:

Members will recall that the application was deferred at the meeting of the Planning Committee on 3 January 2012, following concerns expressed in respect of the precise siting of the proposed store, due to its relationship with the clubhouse and the overall impact on the character and appearance of the conservation area.

Following meetings with the applicant, agent, the Parks and Gardens Manager and the Arboricultural Officer, it became clear that there were other matters involved relating to the proposed improvements to the club. The other matters have been included in the application and neighbours notified of the changes. Permission is sought for the following:

- The construction of a small storage building 2m deep and 2.4m wide under a hipped and pitched roof 3m high at the ridge. The store would be constructed of brick and flint with a slate roof to match the pavilion, and would be located adjacent to the main gates to the park, behind the boundary wall fronting Motcombe Lane. The hedge and shrubs adjacent to the boundary wall are to be retained, albeit reduced, to maintain a screen on two sides of the store.
- The provision of a water tank (as part of a rainwater harvesting/irrigation scheme) adjacent to the pavilion, measuring 2m wide, 1.5m deep and 1.5m high, enclosed by a timber panelled fence
- The removal of a redundant door in the end elevation of the pavilion, and its replacement by a window and roller shutter to match those on the front elevation
- The removal of most of the flower bed behind the boundary wall and the provision of a patio, with a planting pit for a replacement tree

Consultations:

The Arboricultural Officer notes that the application is to retain the mature hedge and shrubs and replace the tree that has been previously indicated for removal due to the presence of a structural decay fungi. Given the close proximity of the proposed structure to the hedge and shrubs it is imperative excavation occurs, as indicated on the plan, and should be supervised on site by an officer. If approved, conditions should be attached regarding the protection of the existing vegetation and securing a replacement tree.
(Email dated 13 February 2012)

The comments of the Conservation Officer and the Parks and Gardens Manager will be reported verbally.

Neighbour Representations:

Three representations were received in respect of the original application, mainly of objection, and centred around the loss of the tree and a potential increase in membership with the resulting pressure on parking; one of the objectors addressed the Committee.

At the time of writing this report, no response had been received as a result of further notifications sent out regarding the amended scheme, and any representations will be reported verbally.

Appraisal:

The main issues to take into consideration in determining this application are the impact of the proposal on the character and appearance of the conservation area, and the impact on residential amenity.

The loss of the tree is regrettable, but its life expectancy is short due to fungal decay. Therefore no objection can be made to its removal, subject to a replacement being provided, and this is shown on the submitted plan (of the same species).

The structure is designed to compliment the pavilion, but is of a much smaller scale, and therefore would have a reduced impact on the character and appearance of the area. It is considered that the revised location of the store behind the existing hedge and shrubs adjacent to the entrance gates overcomes the previous reasons for concern in this respect. The ground level within the park is lower than street level, with the result that not all of the new store would be visible above the existing boundary wall; the railings sit 1m above the wall, and the top of the roof would project 60cm above the railings. The retention of part of the hedge and some of the shrubs would provide an effective screen to soften the visible part of the store.

The proposed water tank would be no higher than the boundary wall, and can be finished in any colour; it would be enclosed by a timber fence to match the existing fence between the clubhouse and the greens. The principle of a rain harvesting/irrigation scheme is to be welcomed, and it is accepted that there is no other possible location within the demise of the bowls club. It is considered that a dark finish combined with the proposed timber fence would adequately screen the tank to a satisfactory degree.

The alteration to the side door would have a neutral impact on the character and appearance of the building, and raises no concerns. The removal of part of the flower bed would enable the provision of a modest patio area which would provide an additional seating area for members and visitors to use during matches. In terms of the impact on the park, this is a relatively minor loss of very small scale planting, and again, raises no concerns.

With respect to residential amenity, it is considered that the proposals are a sufficient distance away from nearby residential properties not to have any adverse impact on outlook.

Human Rights Implications:

It is considered that there would be no adverse impact on residential amenity.

Conclusion:

It is considered that the amended scheme is now acceptable in terms of siting, size and design, and overall, would have no adverse impact on the character and appearance of the conservation area.

Recommendation:

GRANT subject to conditions

Conditions:

- (1) Commencement within 3 years
- (2) Approved plan numbers
- (3) Samples of materials
- (4) No storage of building materials within the park
- (5) Replacement tree
- (6) Tree/shrub protection measures

Informatives:

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reason:
There would be no adverse impact on the character and appearance of the conservation area or on residential amenity, and it therefore complies with the relevant policies in the Eastbourne Borough Plan 2001-2011.

INFORMATIVE: Submission of formal application to discharge conditions

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

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Item 3

APPLICATION SITE: St Anthony's Court, 508 Seaside		
App.No.: EB/2011/0735(FP)	Decision Due Date:	Ward: St Anthonys
Officer: Suzanne West	Site visit date:	Type: Major
Site Notice(s) Expiry date: 05/01/12 Neigh. Con Expiry: 05/01/12 Weekly list Expiry: 04/01/12 Press Notice(s): 11/01/12		
Over 8/13 week reason: Legal Agreement Negotiations		
Proposal: Demolition of existing nursing home and erection of 19 new units (comprising 18 one bedroom self-contained supported apartments and one office/two bedroom apartment for staff) with associated parking and cycle store		
Applicant: Saxon Weald Homes Ltd		
RECOMMENDATION: Approved conditionally		

Reason for referral to Committee:

- Eastbourne Borough Council and East Sussex County Council application

Planning Status:

- Predominantly Residential Area
- Floodzone 2 and 3

Relevant Planning Policies:

National Planning Policy

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport
PPS25	Development and Flood Risk

Eastbourne Borough Plan 2001-2011

NE4	Sustainable Drainage Systems
NE5	Minimisation of Construction Industry Waste
NE7	Waste Minimisation Measures in Residential Development
NE11	Energy Efficiency

NE28	Environmental Amenity
UHT1	Design of New Development
UHT2	Height of Buildings
UHT4	Visual Amenity
UHT5	Protecting Walls/Landscape Features
UHT7	Landscaping
HO2	Predominantly Residential Area
HO3	Retaining Residential Use
HO7	Redevelopment
HO11	Residential densities
HO13	Affordable Housing
HO17	Supported and Special Needs Housing
HO20	Residential Amenity
TR1	Locations for Major Development Proposals
TR2	Travel Demands
TR3	Travel Plans
TR4	Quality Bus Corridors
TR6	Facilities for Cyclists
TR7	Provision for Pedestrians
TR11	Car parking
TR12	Car parking for those with Mobility Problems
US3	Infrastructure Services for Foul Sewage and Surface Water Disposal
US4	Flood Protection and Surface Water Disposal
US5	Tidal Flood Risk
IR2	Infrastructure Requirements

Core Strategy

B1	Spatial Development Strategy and Distribution
B2	Sustainable Neighbourhoods
C13	St Anthony's and Langney Point Neighbourhood Policy
D1	Sustainable Development
D5	Housing

Site Description:

St Anthony's Court consists of a vacant residential nursing home which ceased used in autumn 2009. The two storey detached building currently accommodates 28 bedrooms with associated communal facilities for local authority residents and shares vehicular access and parking provision to the front of the site with New Derby House, an existing sheltered housing scheme, located to the south-west. The site is level throughout and covers an area of 0.25ha, bounded by the Crumbles Sewer to the north-east, an industrial estate to the rear and fronting Seaside (A259).

Relevant Planning History:

N/A

Proposed development:

Permission is sought to demolish the existing nursing home (886m²) and erect 19 new units (586m²), comprising 18 one bedroom self-contained supported apartments and one office/two bedroom apartment for staff, with associated parking, cycle and refuse facilities served by the existing front access. The new units will provide independent accommodation for disabled individuals with 24 hour on-site care and support. At ground floor level, the development will accommodate 5 apartments each comprising wheelchair access, undercroft parking and a private garden for individuals with physical disabilities. The remaining 13 flats will occupy the first and second floors to provide accommodation for mentally disabled individuals each with access to a private balcony. The central entrance serving the upper floors will be sited on the southern flank elevation with a feature column and glazed entrance canopy, accommodating a disabled stair lobby, 13-person lift and large wheelchair store. A total of 11 permanent parking spaces will be provided for residents and visitors, 5 of which will be disabled bays, with 7 temporary parking spaces proposed to the front of the site for the use of New Derby House residents.

The new building will be staggered in form, stepping up from two storeys at the front to three storeys towards the central mass and lowering to two and one storey at the rear. The development will be of a modern design with a shallow pitched hip roof and gables on the front and southern flank elevations. The large areas of flat roof set down below the ridge line will accommodate PV panels. The building will occupy a similar footprint to the existing nursing home with the exception of the south western wing which has been replaced with a large communal garden. The front building line will project 2.7m forward of the existing building to stand 22m from Seaside with the front wing marginally reduced in width to sit 5.8m from New Derby House at its closest point. The applicant proposes to retain the Crumbles Sewer boundary wall and replace the existing Leylandii hedging with new planting. The boundary to the rear of the site, currently chain link fencing, will also be replaced with high close-boarded fencing.

The palette of materials will include red/brown multi stock facing brick interspersed with tile hanging and areas of render, red concrete roof tiles, powder-coated galvanised steel balustrades to the balconies and white UPVC windows.

All units are proposed to be affordable.

Consultations:County Council Adult Social Care Department

East Sussex County Council supports the scheme and has contributed a large amount of capital towards the overall cost. The proposed scheme will meet a significant need for this type of accommodation.

(Letter, 21/04/11)

Strategic Housing Manager

This site is ideally located for affordable housing. The proposed scheme will make a significant contribution towards the current deficit of local housing needs, including those of members of the community with special housing needs.

(Memo, 16/01/12)

Environment Agency

Subject to conditions requesting raised floor levels and surface water drainage, the proposed scheme would not pose an unacceptable risk to the environment.

(Letter, 19/01/12)

Parks and Gardens

The development and associated landscape has been designed to address the needs of physically/mentally impaired residents with the provision of some bespoke open space including raised beds. Adequate facilities for residents have been provided on site and, as such, there will be no requirement for an off-site open space contribution.

(Email, 12/01/12)

Highways Authority

The application site is located within a sustainable location in close proximity to the town centre, good public transport links and access to local facilities. The proposal utilises the existing vehicle access to the site which has adequate visibility for both vehicles and pedestrians. Furthermore, police records show no recorded incidents in the vicinity of the site within the last three years. The proposal to provide 11 car spaces, including 5 disabled spaces, and 6 long term cycle spaces exceeds the minimum requirement. Given that the site is well positioned for public transport access, a Transport Contribution is not required in this instance.

(Memo, 16/12/11)

Economic Development

Support the proposal.

(Email, 14/12/11)

Legal Department

A Legal agreement is under consideration by all parties covering, in broad terms, contributions towards household waste infrastructure, the quantity and tenure of affordable housing units and reimbursement of legal costs incurred in the preparation of the deed of planning obligations.

(Letter, 14/12/11)

Borough Arboriculturalist

Whilst there are no tree related issues on the application site, the proposed temporary car parking in the rear garden of New Derby House during construction would require robust tree protection measures to prevent the loss of existing trees. The trees are maintained as part of the housing tree stock and provide benefit to the residents and landscape character to an area considered to have insufficient tree cover.

(Memo, 05/01/12)

Sussex Police

'The level of crime and anti social behaviour for this area is average when compared with the rest of Sussex and I do not identify any major concerns with the proposals. Furthermore, I am satisfied that the appropriate crime prevention measures incorporated into the design and layout will create a safe and secure environment for future residents.'

(Letter, 20/12/11)

Southern Water

No objection raised to the scheme subject to an informative requesting the submission of a formal application for connection to the public sewerage system. The exact position of the surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

(Letter, 29/12/11)

Planning Policy

The proposed scheme provides an important and valuable redevelopment of a vacant site to provide specialist residential accommodation. The net gain in residential units helps meet specialist and overall housing need in line with local housing targets set out in the emerging Eastbourne Plan: Core Strategy and the Council's Assessment of its 5 year housing land supply.

(Memo, 04/01/12)

Neighbour Representations:

No letters of representation have been received as a result of statutory notification.

Appraisal:

This application follows extensive pre-application discussions between Saxon Weald (Registered Social Provider), East Sussex County Council (ESCC) and Eastbourne Borough Council over a period of 18 months to provide a new supported housing scheme in Eastbourne. The key material considerations to assess in the determination of this application concern the impact of the proposal on the visual amenities of the locality, the effect of the development on the living conditions of adjacent residential occupants, with particular regard to New Derby House, and the associated impact on the highway network.

Specialist Housing Need & Affordable Housing

The proposed scheme provides an important and valuable redevelopment of a vacant site to provide specialist residential accommodation. The scheme will meet a significant need for this type of accommodation within Eastbourne in line with specialist housing targets where there is a current deficit with many such individuals presently inappropriately accommodated in residential care.

Revenue funding will be available for the care of residents according to their assessed needs. All 18 units are proposed to provide affordable rented housing in accordance with specialist housing needs.

Brownfield Site

The new scheme makes efficient use of a vacant brownfield site with good public transport accessibility and a relatively high density of 73 dwelling/ha. The development of brownfield sites for residential use is currently a priority for the Council in accordance with Policies B1 and B2 of the Core Strategy which seek to deliver 70 percent of residential development on brownfield sites and create sustainable neighbourhoods.

Design/Visual Amenity

The proposed scheme has been carefully designed to preserve and enhance the visual amenities of the locality whilst also incorporating the specialist needs of disabled residents. The existing 1960's block is somewhat bland and utilitarian in appearance with an unbroken front façade which contributes little architectural merit. The new scheme has been designed to a high standard comprising a staggered form which rises to three storeys at the central mass and lowering to two and one storeys towards the perimeter which, coupled with the eclectic mix of materials and inclusion of local features such as front gables, a feature column and balconies, helps to minimise the visual impact of an additional third storey whilst creating an articulated and attractive building as seen from all elevations. Although the majority of buildings in Seaside are typically of two storey construction, the adjacent development of New Derby House also rises to three storeys albeit marginally lower than the building proposed. In view of the existing height and mass of New Derby House, the staggered form and reduced footprint of the proposed development and the new building being well set back from Seaside, the development is considered to be of an appropriate scale and form relating well to the adjacent sheltered scheme and other recent developments including the new extension to the Queen Alexandra Cottage Homes on the north-eastern corner of Seaside and Queens Crescent.

The scheme has been tailored to the specialist needs of disabled residents with particular regard to the physical disabilities of the ground floor occupants with provision for wheelchair access, covered parking and access to a private garden. Minor but important details have been incorporated into the design such as the use of dropped kerbs, flushed entrance thresholds and wide turning circles, all of which will help facilitate easy access within and around the building. Similarly, provision has been made to landscape the site with bespoke open space including raised beds. The scheme will meet level 3 of the Code for Sustainable Homes with, inter alia, the building fabric designed to reduce energy use and the provision of solar panels.

Residential Amenity

By incorporating an additional storey, the new scheme has been able to exclude the existing south-western wing and replace it with a large communal garden which, coupled with the provision of private gardens for all ground floor residents and balconies for occupants residing on the first and second floors, will provide a high level of outdoor amenity space. Disabled facilities have been incorporated within the internal layout to assist residents wherever possible and proposed room sizes will provide a good standard of accommodation.

The new building, by reason of its orientation north of New Derby House, distance from dwellings in Tollgate Gardens and staggered form, will have minimal impact on adjacent properties with respect to loss of daylight and overshadowing. Similarly, the staggered form and absence of windows on the northern flank of New Derby House will ensure that no loss of privacy is incurred by adjoining residents beyond which already exists. Despite the addition of a third storey, the staggered layout of the proposed building and removal of the south-western wing should ensure that the privacy and outlook currently enjoyed by adjacent occupiers are retained if not enhanced.

Highways

The site is located within a sustainable location on the A259 in close proximity to the town centre, good public transport links and access to local facilities. The proposal utilises the existing access to the site with adequate visibility for both vehicles and pedestrians. Provision has been made for 11 parking spaces, including 5 disabled bays, and 6 long term cycle spaces; an additional 7 parking spaces are designated for the residents of New Derby House with 7 temporary bays proposed in the garden of St Anthony's during construction which will be removed on completion of the works and the grassed area reinstated. Notwithstanding the parking spaces proposed, future residents are unlikely to be able to drive and it is therefore expected that the parking provision will be used by staff, visitors and carers. Additional space is available on Seaside adjacent to the site for visitors at weekends or evenings if required.

Flood Risk

A Flood Risk Assessment (FRA) has been submitted with this application detailing adequate information to meet the sequential and exception tests. The proposed scheme will reduce the footprint of the existing building and, as such, create a larger permeable area for natural site drainage which, coupled with the use of Sustainable Urban Drainage Systems (SUDS), will reduce the flood risk on site. The Environment Agency is satisfied that, subject to conditions requesting raised floor levels and surface water drainage, the proposed scheme would not pose an unacceptable risk to the environment with respect to tidal, fluvial, pluvial or groundwater flooding in accordance with Policies US4 and US5 of the Borough Plan.

Employment

The supported housing scheme will create additional employment within Eastbourne with a total of 7 full-time or equivalent staff.

Conclusion:

In conclusion, the proposed scheme will provide an important and valuable redevelopment of a vacant brownfield site to provide much needed specialist accommodation within Eastbourne. The development has been carefully designed to preserve and enhance the visual amenities of the locality whilst also incorporating the specialist needs of disabled residents and ensuring that neighbouring residential amenities are protected. The site is located within a sustainable location in close proximity to the town centre, good public transport links and access to local facilities and will create additional employment. The development raises no significant material concerns and accords with local and national policies.

The scheme is strongly supported.

Human Rights Implications:

It is considered that the proposed development will not affect the rights of occupiers of surrounding residential properties to the peaceful enjoyment of possessions and protection of property

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development within three years
- (2) Samples of materials to be submitted
- (3) Details of all joinery, windows, doors, cills, rainwater goods and flues/ventilation ducts to be submitted
- (4) Submission of details of haulage route and storage compound
- (5) Restriction of times for building operations
- (6) Scheme detailing method of demolition and construction
- (7) Minimisation of dust from demolition
- (8) Submission of hard and soft landscaping details
- (9) Trees protection (2.4m hoarding)
- (10) Trees protection (general)
- (11) Soil levels to be retained
- (12) No burning of waste on site
- (13) No occupation until on-site parking provided
- (14) No occupation until cycle parking provided
- (15) Provision of on-site wheel washing facilities
- (16) Gates to be set back a minimum of 5 metres from highway
- (17) No surface water on highway
- (18) Submission of details for foul and surface water drainage
- (19) No buildings or soft landscaping within 3.5m of public sewers
- (20) Finished floor levels
- (21) Approved plans

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.

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Item 4

App.No.: EB/2011/0768	Decision Due Date: 06/02/12	Ward: Old Town
Officer: Suzanne West	Site visit date:	Type: Minor
Site Notice(s) Expiry date: N/A		
Neigh. Con Expiry: 15/01/12		
Weekly list Expiry: 15/01/12		
Press Notice(s) Expiry: N/A		
Over 8/13 week reason: Referred by Chair to Planning Committee		
Location: 10 Glebe Close		
Proposal: Front Porch		
Applicant: Mr. and Mrs. F. Pymble		
Recommendation: Approve		

Reason for referral to Committee:

Referred by Chair

Planning Status:

Predominantly Residential Area

Relevant Planning Policies:

UHT1 Design of New Development
HO20 Residential Amenity

Site Description:

The application site relates to a 1970s detached dwelling, located at the south western end of Glebe Close adjacent to the junction with Rectory Close. The host property is one of three uniform detached dwellings on the western side of the Close with the eastern side characterised by a row of uniform terrace properties.

Relevant Planning History:

None.

Proposed development:

Permission is sought for a new front porch to measure 2m in depth, 3.6m in width and 4.2m in height (2.4m to eaves). The porch will be constructed from facing brick with a white UPVC cladded gable end and pitched roof to mirror the existing projecting structure. The new entrance door is proposed on the eastern flank with a large window to the front. All materials will match existing.

Consultations:

N/A

Neighbour Representations:

No letters of objection have been received as a result of neighbour notification.

Appraisal:

The proposed porch will break the existing uniformity that characterises this part of Glebe Close and, in light of the existing projecting structure which serves as an entrance hall, is considered to be unnecessary. Notwithstanding the above, the subject dwelling is not situated within a designated area and the porch, by reason of its scale and design, will not adversely impact upon the visual or residential amenities of the area.

For the above reasons, approval is recommended.

Human Rights Implications:

None.

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Approved Plans

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Committee Report 28 February 2012

Item 5a

App.No.: EB/2011/0798	Decision Due Date: 16.02.12	Ward: Meads
Officer: Katherine Quint	Site visit date: 01.02.12 / 03.02.12	Type: Minor
Site Notice(s) Expiry date:	08.02.12	
Neigh. Con Expiry:	09.02.12	
Weekly list Expiry:	08.02.12	
Press Notice(s)-:	N/A	
Over 8/13 week reason:	Within date	
Location:	27 Salisbury Road	
Proposal:	Provision of balcony to front elevation	
Applicant:	Mrs & Mrs M Duke	
Recommendation:	Approve	

Planning Status:

- 1970s residential 'open plan' development,

Relevant Planning Policies:

UHT1	-	Design of new development
UHT4	-	Visual amenity
HO20	-	Residential amenity

Site Description:

- The application site is a large, open plot facing onto Salisbury Road, with the southern side-boundary forming the rear boundary of 15 Warren Close. The two plots are divided by a 1.7m high mix of shrubs, hedge and fence topped with trellis. The level drops significantly along this boundary – in the garden of 15 Warren Close a box hedge runs along the entire lower level, measuring 3m in height from this side of the boundary.
- A passageway runs to the rear of 15 Warren Close measuring 3.8m in width, along which runs 5 windows.
- The neighbouring property, 52 Cranborne Avenue, is perpendicular along the northern side-boundary, and has a detached garage and rear garden (at a slightly raised level) against this boundary.

Relevant Planning History:

App Ref:
EB/2011/0799
Decision:

Description: Erection of a raised height front wall to maximum of 1.75m and provision of entrance gates
Date: To be determined Feb 2012

Proposed development:

- The applicant seeks permission to construct a balcony at first floor level over the garage and extending (for aesthetic purposes) three-quarters along the length of the front elevation.
- The glass panelling is 1.1m in height, running from the south elevation to 4.1m from the north elevation.
- The balcony area will measure 23m² (accessed by newly created double doors), with an additional narrow area extending along the front of the house (measuring 0.8m in depth and 5.7m in length).
- Materials: Glass-fronted with stainless steel supports.

Applicant's Points:

- From first floor level, it is possible to see a small amount of the neighbour's garden, which is already open to the street, and a passageway to the rear of the neighbour's property, which is predominantly shielded by boundary planting and the roof, due to being at a much lower level. The main private garden is on the other side of the house.

Consultations:

6 neighbouring properties were consulted - 2 objections were received from neighbours, as summarised below.

Neighbour Representations:

- Objection:
 - The glass plate of the balcony will look ugly and is totally out of character with the local area.
 - If this balcony is to be used for walking or sitting on, loss of privacy will result to the properties around this property's frontage.
 - I do not feel the above proposals do anything to enhance the area or improve the aesthetics of the locality - it would have a detrimental impact.
- Objection:
 - loss of privacy
 - increase in noise

Appraisal:

- Design and materials: The balcony is considered to be in keeping with the character and appearance of the area, and attention has been given to extend the line of the balcony to incorporate it into the existing design of the front elevation.

- Outlook:
 - Due to the significant drop in level, the top of the garage (which will form the balcony) is not visible from the passageway of no. 15 Warren Close, used as a garden work area / potting shed. Similarly, from the first floor level of 27 Salisbury Road, only the roof of no. 15 Warren Close is visible due to the tight angle across the drop in level. On this basis, neither property will be affected by overlooking issues.
- Privacy:
 - In addition to the points noted above, no. 27 and no. 15 are divided by a 1.7m high mix of shrubs, hedge and fence topped with trellis. Again, due to the angle of the lower level, there will be no loss of privacy as a result of the development.
 - With regards to the neighbouring property at 52 Cranborne Avenue, the rear elevation of dwelling house is 20m away from the side elevation of the application property, and at an angle and distance where the balcony will not be visible.
 - However, in response to concerns raised during consultation, it is recommended that a condition is added requiring a privacy screen to be incorporated into the southern end of the balcony.
- In conclusion, the proposal is recommended for approval, subject to conditions.

Human Rights Implications: N/A

Conclusion:

The proposal does not impact on outlook or privacy, and by virtue of its design and materials does not detract from the residential amenity of the surrounding area. Subject to the conditions relating to the privacy screen, the proposal accords with the Eastbourne Borough Plan 2001-2011 (Saved policies, 2007).

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Approved drawings
- (3) Privacy screen.

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Committee Report 28 February 2012

Item 5b

App.No.: EB/2011/0799	Decision Due Date: 16.02.12	Ward: Meads
Officer: Katherine Quint	Site visit date: 01.02.12 / 03.02.12	Type: Minor
Site Notice(s) Expiry date:	08.02.12	
Neigh. Con Expiry:	09.02.12	
Weekly list Expiry:	08.02.12	
Press Notice(s)-:	N/A	
Over 8/13 week reason:	Within date	
Location:	27 Salisbury Road	
Proposal:	Erection of a raised height front wall to maximum of 1.75m and provision of entrance gates	
Applicant:	Mrs & Mrs M Duke	
Recommendation:	Approve	

Planning Status:

- 1970s residential 'open plan' development,

Relevant Planning Policies:

UHT1	-	Design of new development
UHT4	-	Visual amenity
HO20	-	Residential amenity

Site Description:

- The character of the 1970s development is 'open', with detached properties surrounded by 0.6m high brick walls, and without gates to driveways.
- The application site is a large, open plot facing onto Salisbury Road, with the southern side-boundary forming the rear boundary of 15 Warren Close. The two plots are divided by a 1.7m high mix of shrubs, hedge and fence topped with trellis. The level drops significantly along this boundary – in the garden of 15 Warren Close a box hedge runs along the entire lower level, measuring 3m in height from this side of the boundary.
- The neighbouring property, 52 Cranborne Avenue, is perpendicular along the northern side-boundary, and has a detached garage and rear garden (at a slightly raised level) against this boundary.

Relevant Planning History:

App Ref: EB/2011/0798 Description: Provision of balcony to front elevation
Decision: Date: To be determined Feb 2012

Proposed development:

The applicant seeks permission to install a pair of wooden entrance gates (1.88m high, spanning 3.75m), as well as increasing the front wall at the point where it rises up to meet the new brick gate pillars. Due to the incline of the road, one pillar will measure 1.75m in height and the other will be 1.42m. Notwithstanding the brick pillars, the highest point of the raised wall will be 1.30m (4'3" - for the purpose of evaluating representations received) - the majority of the wall will remain at its existing height of 0.6m.

Applicant's Points:

- Following the site visit, the architect is looking to change the design of the gates (as advised), to ensure the 'open' character of the neighbourhood is retained. Details to be approved by the LPA before work starts.

Consultations:

6 neighbouring properties were consulted, along with Highways. 3 objections were received from immediate neighbours, as summarised below.

Highways (15.02.12):

- Salisbury Road is located in a residential area of Eastbourne. The street is quiet with very low vehicular and pedestrian flows at all times. The footways are relatively wide and there is good visibility along the street from the site.
- A number of properties in the area already have gates across their vehicle accesses, which operate with no apparent problem and have done for some time.
- Having checked the Police accident records, there has only been one incident in the area around Salisbury Road in the last ten years, and this was not related to vehicles using an access.
- On the basis of the above, the Highway Authority does not wish to restrict grant of consent.

Neighbour Representations:

- Objection:
 - Following advice from the council that the area is characterised by green boundary treatment, we decided against applying to erect a 1.2m fence / brick wall on top of the existing low brick wall. The low brick wall running the length of the street (with breaks for driveway access) is stepped to incline with the road level – a higher wall and pair of gates would be completely out of character.
 - Approving the application would set a precedent.
- Objection:
 - To replace the wall would destroy the consistency, and would not tie into the small neighbouring walls either side.

- The attractive shrubs along the front would presumably be destroyed.
- Exiting from the driveway could be a danger due to loss of line of sight.
- Objection:
 - The location of this property is in an exposed location being on a corner plot. The external design and appearance would look over-powering and totally out of character for the local area.
 - Re. conveyance terms, item 3a of the '*Restrictions Imposed on the Land: the wall along the frontage to any road shall not be less than three feet or more than five feet in height and may be a dwarf wall surmounted by iron railings*'. Deviation from this will set a precedent, leading to degradation of an area.
- I do not feel the above proposals do anything to enhance the area or improve the aesthetics of the locality - it would have a detrimental impact.

Appraisal:

- The area is characterised by open gardens surrounded by low walls, and open driveways. Therefore, ensuring the character and appearance of the neighbourhood is retained is a key consideration. A covenant has been made available that supports the retention of this layout.
- Of the 30.5m long wall, two sections totalling 8.4m will be increased in height at intervals by 0.3m, 0.4m and 0.5m. The overall height of the wall will remain within the height specified in the covenant. The proposal is considered to mirror the existing design of the wall and the openness of the front garden, and be to a scale that does not conflict with the original character.
- The gateway will be formed of two wooden gates and two new brick pillars. The current design of the gates raises concerns in that it creates an impenetrable visual barrier. On this basis it is recommended that a condition is added regarding a change in design of the gates to allow some visibility into the space while retaining a degree of privacy. Details, design and materials to be approved by the LPA before work starts.
- To conclude, the proposal is recommended for approval, subject to the above condition.

Human Rights Implications: None

Conclusion:

The proposal is not considered to be detrimental to the character and appearance of the streetscene or neighbourhood by virtue of its scale, materials and design. Subject to the condition relating to the design of the gate, the proposal accords with the policies of the Eastbourne Borough Plan 2001-2011 (Saved policies, 2007).

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Approved plans
- (3) Gate details

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Committee Report 28 February 2012

Item 6

App.No.: EB/2012/0065	Decision Due Date: 26/03/12	Ward: Langney
Officer: Chris Cave	Site visit date: 01/02/12	Type: Minor
Site Notice(s) Expiry date: 24/02/12 Neigh. Con Expiry: 25/02/12 Weekly list Expiry: 25/02/12 Press Notice(s)- : n/a		
Over 8/13 week reason: The application is within the eight week target date		
Location: Shinewater Sports Centre and Community Hall		
Proposal: Erection of solar panels on the roof		
Applicant: Eastbourne Borough Council		
Recommendation: Approve		

Reason for Referral:

The planning manager has requested the application to be sent through to Planning Committee to gain members input.

Planning Status:

Unallocated

Relevant Planning Policies:

- UHT1 – Design of New Development
- UHT4 – Visual Amenity
- NE11 – Energy Efficiency
- NE12 – Renewable Energy
- Sustainable Building Design SPD

Site Description:

Application property is a large detached community centre. It is bordered by a primary school to the east and a health centre to the west. The building is linked by three different blocks. The eastern block is two storeys high and is constructed from brick on the ground floor, is rendered on the first floor and has a tiled roof. The middle section is single storey in height, has brick walls and a tiled roof and a set of double doors allowing pedestrian entrance into the building.

The western block is one and a half storeys in height and has brick walls and a tiled roof. Immediately in front of the community centre are small grassed areas with two paths leading up to the building. A car parking area also runs in front of the community centre with an access road serving a school to the east. To the rear of the community centre lies a large area of open space.

Relevant Planning History:

No relevant planning history

Proposed development:

The application proposes to install solar panels on the southern elevations of the eastern block and the middle block of the community centre. The solar panels on the eastern block are to span the full width of the roof on the southern elevation and are to be set in two rows. The solar panels on the middle block are to span half the width of the roof on the southern elevation and are to be set in three rows. The solar panels are to be 1.6m in length, 0.9m in width and 0.12m in height.

Consultations:

To be verbally presented at planning committee.

Neighbour Representations:

To be verbally presented at planning committee.

Appraisal:

Energy Efficiency and Renewable Energy

It has been confirmed that the energy generated by the solar panels will be used by the community centre.

Policies NE11 and NE12 promote and encourage the use of renewable energy and it is considered that in erecting Solar Panels on the community centre this application complies with principle of the policies as well as contributing to the sustainability of Eastbourne Borough Council's properties. The Supplementary Planning Document Sustainable Building Design also promotes the use of renewable energy under its main objectives, stating 'to encourage the use of renewable energy and reduce dependency on non-renewable energy sources'. It is evident therefore that the erection of solar panels represents the future of sustainability and for this reason should be considered as a positive element to the Community Centre's operation as a building.

Residential Amenity

Due to the orientation of the building the only residential properties to be effected lie to the south. However, as the solar panels are only on roofs that are one and two storeys high and the residential properties are located over 35m away, the solar panels are not visible enough and are located far enough away from the residential properties as to not effect their residential amenity.

Visual Amenity

It is considered that the impact on visual amenity is acceptable. The site is fairly self contained as is set well away from neighbouring residential properties, greatly reducing the visibility of the solar panels from the surrounding area. In addition, the Community Centre is both set back and orientated away from the main road and is therefore not highly visible from the public realm.

Human Rights Implications:

None

Conclusion:

This application is recommended for approval. The erection of solar panels complies with Eastbourne Borough Council's principles of promoting renewable energy. The impact on residential amenity is acceptable as the only properties to be effected lie to the south and are located over 35m away. In addition as the Community Centre is set back and orientated away from the road it is not highly visible from the public realm and therefore visual amenity is protected.

Recommendation:

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of Development
- (2) Approved plans

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Committee Report 28 February 2012

Item 7

App.No.: EB/2012/0070	Decision Due Date: 28/03/12	Ward: Ratton
Officer: Chris Cave	Site visit date: 15/02/12	Type: Minor
Site Notice(s) Expiry date: 24/02/12 Neigh. Con Expiry: 25/02/12 Weekly list Expiry: 25/02/12 Press Notice(s)- : n/a		
Over 8/13 week reason: The application was within the eight week target date		
Location: Eastbourne Sports Park, Cross Levels Way		
Proposal: Erection of solar panels on the roof		
Applicant: Eastbourne Borough Council		
Recommendation: Approve		

Reason for Referral to Planning Committee

The Planning Manager has requested the application to be sent through to Planning Committee to gain the input of members.

Planning Status:

Extension of Educational Establishments

Relevant Planning Policies:

UHT1 – Design of New Development
 UHT4 – Visual Amenity
 NE11 – Energy Efficiency
 NE12 – Renewable Energy
 Sustainable Building Design SPD

Site Description:

Application property is a two storey high sports centre which forms part of Eastbourne Sports Park. To the west is a larger sports hall, to the north and east is a large athletics track and to the south is Sussex Downs College. The application property has green cladding for the walls and grey cladding for the roof and is defined by separate pitched roofs.

Relevant Planning History:

No relevant planning history

Proposed development:

The application proposes the erection of solar panels on the roof of the community centre. The solar panels are to be located on the side of each individual pitched roof in two rows of nine and are to measure 1.6m in length, 0.9m in width and 0.12m in height.

Consultations:

To be presented verbally at planning committee

Neighbour Representations:

To be presented verbally at planning committee

Appraisal:Energy Efficiency and Renewable Energy

It has been confirmed that the sports centre will be able to use all the energy generated by the solar panels.

Policies NE11 and NE12 promote and encourage the use of renewable energy and it is considered that in erecting Solar panels on the sports centre this application complies with the principle of the policies as well as contributing to the sustainability of Eastbourne Borough Council's properties. The Supplementary Planning Document Sustainable Building Design also promotes the use of renewable energy under its main objectives, stating 'to encourage the use of renewable energy and reduce dependency on non-renewable energy sources'. It is evident therefore that the erection of solar panels represents the future of sustainability and for this reason should be considered should be considered as a positive element to the Community Centre's operation as a building.

Residential Amenity

There is no impact on residential amenity as there are no residential properties in the vicinity.

Visual Amenity

As the solar panels are to be installed on the side of the pitched roofs the majority of them will be screened from the surrounding area by the adjacent pitched roofs, on the same building. In addition, as the building forms part of a large sports park with a college lying adjacent, it is set well away from any main roads and is therefore not visible from the public realm. For the above reasons it is considered that the impact on visual amenity is acceptable.

Human Rights Implications:

None

Conclusion:

The erection of solar panels complies with Eastbourne Borough Council's principle of promoting renewable energy and as the impact on residential amenity is acceptable as there are no residential properties nearby and the impact on visual amenity is acceptable as the solar panels are not highly visible from the public realm, this application is recommended for approval.

Recommendation:

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Approved plans

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**