

Eastbourne Borough Council

Planning Committee

22 May 2012

Report of the Head of Planning

List of Planning Applications for Consideration

- 1) **WOOD WINTON, 63A SILVERDALE ROAD, EASTBOURNE**
Redevelopment of site including demolition of existing building and erection of three detached dwellings with parking and garages together with lengthening access drive (outline application).
EB/2012/0112(OL), MEADS Page 5
RECOMMEND: APPROVE CONDITIONALLY
- 2) **69 BEACH ROAD, EASTBOURNE**
Redevelopment of site including demolition of existing building and erection of two 3 bedroom houses.
EB/2012/0146(FP), DEVONSHIRE Page 15
RECOMMEND: APPROVE CONDITIONALLY
- 3) **SOVEREIGN CENTRE, ROYAL PARADE, EASTBOURNE**
Installation of solar panels to south facing and flat roof.
EB/2012/0161(FP), DEVONSHIRE Page 19
RECOMMEND: APPROVE CONDITIONALLY
- 4) **14 BRASSEY PARADE, EASTBOURNE**
Change of use from A1 (retail), to A2 (Financial and Professional) or A3 (Restaurants and Cafes) or A5 (Hot food take-away).
EB/2012/0179(FP), HAMPDEN PARK Page 23
RECOMMEND: APPROVE CONDITIONALLY
- 5) **EASTBOURNE CENTRE HOTEL, 47 - 53 GRAND PARADE, EASTBOURNE**
Single storey, glazed extension to existing mezzanine restaurant, extending onto balcony area.
EB/2012/0186(FP), MEADS Page 27
RECOMMEND: APPROVE CONDITIONALLY
- 6) **EASTBOURNE TOYOTA, CHURCHDALE ROAD, EASTBOURNE**
Demolition of existing building and erection of thirteen 2-storey, 3-bedroom houses with front and rear gardens (amended scheme ref. EB/2011/0222). EB/2012/0197(FP), ST. ANTHONYS Page 33
RECOMMEND: APPROVE CONDITIONALLY
- 7) **18 HILL ROAD, EASTBOURNE**
Change of use of garage to home office.
EB/2012/0241(HH), OLD TOWN Page 39
RECOMMEND: APPROVE CONDITIONALLY

- 8) THE KINGS CENTRE, 27 EDISON ROAD, EASTBOURNE**
Display of externally illuminated fascia sign.
EB/2012/0245(ADV), HAMPDEN PARK Page 43
RECOMMEND: APPROVE CONDITIONALLY
- 9) THE KINGS CENTRE, 27 EDISON ROAD, EASTBOURNE**
Provision of four new window openings and installation of new double glazed aluminium windows to the south west elevation.
EB/2012/0249(FP), HAMPDEN PARK Page 43
RECOMMEND: APPROVE CONDITIONALLY
- 10) PUBLIC HIGHWAY IN TERMINUS ROAD FROM THE JUNCTION WITH GRAND, PARADE TO THE JUNCTION WITH LANGNEY ROAD, EASTBOURNE**
Use of the public highway in Terminus Road from the junction with Grand Parade to the junction with Langney Road for a regular street market. EB/2012/0253(FP), DEVONSHIRE AND MEADS Page 47
RECOMMEND: APPROVE CONDITIONALLY
- 11) ROSELANDS COUNTY INFANT SCHOOL, WOODGATE ROAD, EASTBOURNE**
Partial infill of internal courtyard to form new group room.
EB/2012/0290(CC), ST. ANTHONYS Page 55
RECOMMEND: NO OBJECTIONS

J. F. Collard
Head of Planning

14 May 2012

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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 22 May 2012

Report of the Planning Manager

List of Planning Applications for Consideration

Committee Report 22nd May 2012

Item 1

App.No.: EB/2012/0112	Decision Due Date: 10.04.12	Ward: Meads
Officer: Katherine Quint	Site visit date: 12.03.12	Type: Minor - Outline
Site Notice(s) Expiry date:	18.03.12	
Neigh. Con Expiry:	17.03.12	
Weekly list Expiry:	21.03.12	
Press Notice(s)-:	N/A	
Over 8/13 week reason:	Referred to committee due to number of objections. Also, additional Ecology and Tree surveys required, resulting in extension of time.	
Location:	Wood Winton, 63a Silverdale Road	
Proposal:	Redevelopment of site including demolition of existing building and erection of three detached dwellings with parking and garages together with lengthening access drive (Outline application)	
Matters to be determined under this application and those that are reserved for subsequent approval		
Access: X	Appearance: 0	Landscaping: 0
Layout: X	Scale: 0	
Applicant:	Mr C Steele	
Recommendation:	Approve	

Planning Status:

- Predominantly residential area
- Area of High Townscape Value
- Number of Tree Preservation Orders relating to site

Relevant Planning Policies:

South East Plan:

H1	-	Regional Housing Provision
H5	-	Housing Design and Density
CC4	-	Sustainable Design and Construction
CC6	-	Sustainable Communities and Character of the Environment
T4	-	Parking

Eastbourne Borough Plan:

NE11	-	Energy Efficiency
UHT1	-	Design of development
UHT2	-	Height of buildings
UHT4	-	Visual Amenity
UHT5	-	Protecting Walls/Landscape Features
UHT7	-	Landscaping
UHT16	-	Protection of Areas of High Townscape Value
HO2	-	Predominantly Residential Areas
HO6	-	Infill Development
HO7	-	Redevelopment
HO11	-	Residential Densities
HO20	-	Residential Amenity
TR11	-	Car parking

Site Description:

- The application site has an area of 0.29 hectares, and is situated on the southern side of Silverdale Road, adjacent to Compton Grange. The site is occupied by a single private dwelling which is set back within the enclosed site, 70 metres from the Silverdale Road frontage and is served by an existing 5 metre wide vehicular access. The area is served by a bus route with a 20 minute frequency, linking the site to the town centre.
- The site is bounded by properties located on St Johns Road, Fairfield Road and Silverdale Road, and more specifically adjoins the sites of Fairfield Lodge, Robin Hill Lodge, Kesselville Court, Hunters Lodge, St Johns Court, Normanhurst, Avonmore, Compton Grange and Leahurst – the majority of which are subdivided into flats. The site is also bounded by Meads Conservation Area.
- The existing dwelling is situated on a sloping site, well screened by trees and is within an Area of High Townscape Value. A Tree Preservation Order covers some of the trees on and in close proximity to the neighbouring boundary of the site.

Relevant Planning History:

App Ref: EB/2006/0783	Description:
Decision: Approved conditionally	Renewal of outline planning permission EB/2003/0255(OL) for the demolition of existing house and erection of three detached houses with garages
	Date: 06/12/2006

App Ref: EB/2003/0255	Description: Demolition of the existing house and erection of three detached houses with garages. (Outline)
Decision: Approved conditionally	Date: 09/12/2003
App Ref: EB/1970/0620	Description: Demolition of "Wood Winton" and the erection of five two-storey dwelling houses, each with a garage along with the improvement of the access road (Outline)
Decision: Approved conditionally	Date: 19/11/1970

Proposed development:

- The applicant seeks permission to demolish the existing detached family house and erect 3 two-storey, detached family-sized houses (with private garages). The proposal remains in principle the same as application EB/2006/0783, with relatively minor changes to footprint of properties and turning circle.
- The proposed development is to be served by the existing vehicular access off Silverdale Road. The central pier is to be moved to replace the existing pier next to Compton Grange to provide a clear 5 metre wide access. A new matching pier is to be erected adjacent to the boundary with the flats at 65 Silverdale Road, and cobbled deterrent paving is proposed, to direct pedestrians to the centre of the footway and a new vehicular crossing is to be provided.
- The private drive serving the dwellings will incorporate a vehicle turning area within the site, adjacent to the boundary with Fairfield Lodge.
- The house on Plot 1 is to have its side elevation sited 5.5 metres from the boundary with Compton Grange, plus a separate garage 1m from the boundary. The design uses the difference in levels on this part of the site and has a rear garden measuring 19 metres in depth.
- Plot 2 is sited between 9 and 13 metres from the rear boundary of properties in St. John's Road. A detached garage is to be sited 5.5 metres from the dwelling and 3 metres from the boundary to the rear.
- Plot 3 is to have its side elevations sited 4.5 metres from the boundaries with properties in Fairfield Road and St. John's Road. The proposed rear garden of the property would extend to a maximum depth of 30.3 metres.
- Two trees on site will be removed within Plots 2 and 3.

Reserved matters to be approved prior to development commencing:

- Design of properties
- Landscaping
- External appearance of the buildings to be erected
- Materials used on dwellings
- Heights of buildings
- External appearance of the site

- Arrangement of pillars either side of access crossover
- Materials used to construct access crossover
- Layout of access road (Tree protection requirements)

Applicant's Points:

- An ecological survey and Tree survey were carried out as part of the application process, as requested by the LPA.
- This development would not cause a major impact in local wildlife or biodiversity value of the local area due to the habitats that are to be affected being common and widespread, typical of garden habitats.
- No bats, reptiles or amphibians or badger setts were located on site, but it will be permeable to badgers (Badger Site identified on neighbouring site).

Consultations:

113 neighbouring properties were consulted by letter, and 2 site notices were displayed on Silverdale Road. Representations were sought from Highways, the Trees Team and the Conservation Officer.

Highways (23.02.12):

- This area lies within Zone 4 of the ESCC Parking Standards. On this basis each property should provide two spaces, plus one space per three dwellings for visitors = seven parking spaces for the development. The proposed twelve car spaces are in excess of the requirement, however, bearing in mind the previous permission as well as the removal of maximum parking standards by the coalition government in January 2011 it is acceptable.
- There is also a need for cycle parking, which can be provided within the garages.
- The existing access is not adequate to serve three dwellings. The proposal will intensify the use of this access and therefore the width will need to be increased to a minimum of 4.5m for the first 10m onto the site from the channel line. This will allow vehicles to enter and exit the site simultaneously and therefore prevent any interference with the free flow of traffic using Silverdale Road.
- The gradient of the access will need to be altered to provide a maximum gradient of 1 in 4 (25%) from the channel line for the entire width of the footway/verge and 1 in 9 (11%) thereafter.
- In addition drainage must be provided to ensure surface water from the site does not flow onto the highway, especially bearing in mind the size and slope of the access.
- On the basis of the above the Highway Authority does not wish to restrict grant of consent, subject to the following conditions:
 - Widening of access
 - Provision of parking areas and turning space
 - Reduction in gradient (footway)
 - Surface water drainage in relation to highway

Conservation officer (20.03.12):

- The proposed development would not impact on the setting of the conservation area, as it will be only visible from oblique angles between the large properties along St John's Road. Recommends that boundary treatments, access pavements and entrance piers should be controlled via planning condition

Trees and Downland Team (01.05.12):

- There are five trees on site considered to provide significant landscape value for a minimum of 20 years, these trees can be retained if they are adequately protected during construction and the tree protection plan contained in the submitted Arboricultural information (PJC Ref No: PJC/2063/12) is followed. Although the remaining trees on site are not of as significant a value, they are indicated for retention within the proposal.
- NB: Tree preservation Order 14 Silverdale Road - 61,63,65 & Wood Winton
- Alteration of access road:
Trees recommended for retention in this report can be protected during construction and fully supported following completion of the development, provided the layout of the new access road can be altered to leave suitable space from T1 to allow for future growth.
- Retention of trees:
Although one tree has been recommended for removal to facilitate construction, this will not have a significant detrimental effect on the surrounding landscape. All remaining trees in and surrounding the site can be retained and protected during construction. This will help integrate the site with the character of the surrounding landscape.
- The assessment of the trees and their retention within the development provided with the application follows industry best practice. If the tree protection plan is implemented the trees will be retained.
- The following conditions are recommended:
 - T3 Tree Protection: general
 - T4 Tree Protection fencing 2.4 weldmesh Fencing
 - T6 Tree Protection: excavations
 - All to conform to Arboricultural Implication Assessment (PJC Ref No: PJC/2063/12)

Neighbour Representations:

11 objections were received, (two of which represented a group of residents) raising the following points as concerns, and have been addressed as material planning considerations:

Access:

- Access would be difficult for contractors and public service vehicles.
- The proposal would add to road congestion, jeopardise road safety (due to poor visibility onto Silverdale Road) and increase pollution.
- The access road is unsuitable for passing vehicles, and it would be dangerous for them to reverse back onto Silverdale.
- More households will result in increased vehicular movement and noise on the access road.
- Damage to walls would be caused.

- Increasing the access space at the entrance (for safety reasons) would impinge on resident parking.

Environmental issues:

- Increase in surface water and increased pressure on drainage system, and its impact on neighbouring properties
- Proposal conflicts with policies in retaining green visual amenities.
- Concern over loss of trees and impact on woodland.
- Concern over protection of badger set and wildlife on site.

Privacy / overlooking / amenity:

- Removal of trees would impact severely on privacy of neighbouring properties.
- The new buildings are too close to boundaries
- Compton Grange is located below Wood Winton – therefore risk of being overlooked.
- The addition of 3 large houses extends the hard surface footprint and greatly reduces the sense of openness and negatively changes the visual impact.

Character and appearance:

- Out of character with the area
- Widening the access would mean removing a historic pillar.

The following other concerns were raised, but are not key planning concerns in determining the planning application.

Construction process:

- Concern over construction vehicles accessing the site
- Noise, generators and dust, late / weekend working, light pollution in the evening, heavy construction vehicles and damage to adjoining stone wall during construction

Appraisal:

- **Principle**
 - As is evident from the Planning History section above, the principle of the redevelopment of the site for residential purposes, and moreover the redevelopment for three detached dwelling houses has previously been accepted.
 - Given the planning history it is considered that unless circumstances have changed (site specific details and also the planning policies applicable at the time of the determination of the submission) then the existence of planning approvals in the recent past from very similar development should be given significant weight in the assessment and determination of this application.
- **National Planning Policy Framework (NPPF)**
 - Members will be aware that the NPPF has been issued since the previous planning approvals were determined. Whilst this policy has radically streamlined the national policy advice it is considered that this proposal falls squarely within the directions given within this document. Moreover there is now more of a presumption in favour supporting development within sustainable locations.
 - It is considered that as this development site is located within the urban fabric of Eastbourne in a sustainable location that its conformity with the advice within the NPPF should be given significant weight in the determination of this application.

- **Scale and layout of development**
 - The main area of the site measures 3050m², which is of a lower density than surrounding properties, and is considered to be appropriate for the site.
- **Privacy / overlooking / amenity**
 - The 3 properties are located at a reasonable distance from the southern boundary and an even greater distance from neighbouring buildings. The development is considered to work well on the site in relation to scale and layout.
 - The topography of the sites accommodates two-storey dwellings (with living space in the roof) without impacting negatively on the privacy of neighbouring properties to the south of the site, as it is at a slightly lower level.

Properties to the north are well screened by trees and shrubs, and plots 1 and 2 are sited on the opposite side of the site, away from Fairfield Lodge.

- A condition has been added to ensure that any trees that are damaged within 5 years of the construction process are replaced, and that all other trees are not removed without prior approval from the Local Authority. This is to retain the screening along the boundary, and ensure that privacy is not affected.

- **Access and Highways**
 - I am in agreement with the Highways Officer in that widening of the access road at the entrance is required to allow cars to pass and to address highway safety concerns which would otherwise impact on Silverdale Road. These points have been incorporated into the conditions.
 - As per recommendation from the Trees Team, the new hardstanding on the access road should be porous and constructed on a confinement system (e.g. Cellweb) of a thickness that can support construction traffic. This is to ensure the tree protection areas are not disturbed, and details (in accordance with the Tree survey) are to be submitted within Reserved Matters.
- **Environmental issues**
 - The proposal requires the removal of one tree (and one other on the plan fell down during storms), which is not considered significant by the Trees Team, and which will not result in loss of screening along the boundary.
 - Following recommendations submitted in the Tree Survey and Ecology Survey, conditions have been added to ensure that during demolition and construction, wildlife on site will not be disturbed, and that following completion, there is suitable landscaping (to be confirmed in Reserved Matters) to support wildlife on site and on neighbouring boundaries.
- **Character and appearance**

Further work is required within Reserved Matters to develop a design for the entrance pillars and crossover which takes into account Conservation matters. This will allow retention of the historic character of the Area of High Townscape Value, while implementing necessary Highways measures.
- In conclusion, the outline planning application is recommended for approval subject to conditions and approval of reserved matters.

Human Rights Implications:

It is considered that there would be no adverse impact on the amenities of adjacent or nearby residents as a result of the development.

Conclusion:

The scale, location and visual impact of the proposal do not detract from the residential amenity of the surrounding area. In accordance with policy HO20, the proposal by virtue of its location, size and design, does not impact on outlook, privacy, overshadowing or loss of light, and is at a scale that is appropriate to the neighbouring buildings.

Subject to conditions, the proposal complies with the relevant borough plan policies: Eastbourne Borough Plan 2001-2011 (Saved policies, 2007).

RECOMMEND: Permission be granted subject to the following conditions:

Conditions:

- Time limit
- Reserved matters:
 - Design of properties
 - Landscaping
 - External appearance of the buildings
 - Materials used on dwellings
 - Heights of buildings
 - Detailing
 - External appearance of the site
 - Arrangement of pillars either side of access crossover
 - Materials used to construct access crossover
 - Layout of access road and details of hardstanding (Tree protection requirements)
- Plans and particulars of the reserved matters
- Foul and surface water details to be submitted
- Demolition /construction hours
- Method of demolition and construction
- Widening of access
- Turning space and parking
- Gradient of access road
- Retention of trees
- Tree protection fencing
- Excavation near trees
- Refuse and recycling facilities to be submitted
- Means of enclosure to be submitted
- Retaining access to public sewers
- In accordance with approved plans

Cont/d...

Informatives:

- Discharge of conditions: 2, 3, 4, 6, 7, 10, 12, 13, 14
- Connection to the public sewerage system
- Investigation if sewer found during construction
- Waste collection arrangements
- Ecologist watching brief (where required)

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 22 May 2012

Item 2

App.No.: EB/2012/0146	Decision Due Date: 6 April 2012	Ward: Devonshire
Officer: Jane Sabin	Site visit date: 26 March 2012	Type: Minor
Site Notice(s) Expiry date: 23 March 2012 Neigh. Con Expiry: 23 March 2012 Weekly list Expiry: 21 March 2012 Press Notice(s)-: N/A		
Over 8/13 week reason: Referred to Committee by Vice Chair		
Location: 69 Beach Road		
Proposal: Redevelopment of site including demolition of existing building and erection of two 3 bedroom houses.		
Applicant: Mr. M. Guess		
Recommendation: Approve		

Planning Status:

- Flood zone 3
- Residential area

Relevant Planning Policies:

UHT1	-	Design of development
UHT2	-	Height of buildings
HO2	-	Predominantly residential areas
HO7	-	Redevelopment
HO11	-	Residential densities
HO20	-	Residential amenity
TR11	-	Car parking
US5	-	Tidal flood risk

Site Description:

This single storey commercial building with yard is located on the north east side of Beach Road, close to the junction with Royal Parade. The road is characterised by two-storey residential properties, mostly terraced, but with some semi-detached.

The application site is flanked on both sides by terraces, and a block of sheltered accommodation, Sovereign Court, is located to the rear.

Relevant Planning History:

Historic maps show that there has been a building of the same footprint on this site since 1899. More recent history indicates that the building has been used for the sale of windsurfing equipment, and latterly television aerials. Commercial storage has increased on the site over the years, with permissions for an extension and a temporary portable building.

Proposed development:

Permission is sought to redevelop the site with a pair of semi-detached two storey dwellings. The site measures 15.4m in width and 24.3m deep, and each dwelling would have a traditional Victorian L-shaped footprint 7m wide with a maximum depth of 12m, under a pitched roof 8.8m to the ridge. The materials would be white render under a slate roof, with white UPVC windows. The design is an amalgamation of the two terraces either side, and features square bays, tiled canopies and vertical emphasis windows. The dwellings have been sited 1m in from the side boundaries, with access to the rear gardens via side gates, and a masonry boundary wall with piers is shown at the front.

Applicant's Points:

- The proposal keeps the same massing as the adjoining buildings in respect of the configuration of the front and rear of the houses
- The design of the dwellings has taken account of the height of the ridgeline, the step of the eaves to reflect those adjoining, the size and type of windows, the height of the front door, and the continuation of the cover to the bay roof and the cover over the front door
- Traditional materials of slate and render are to be used, with sliding sash UPVC windows
- There is ample on street parking, and ample space for secure bicycle storage in the rear gardens

Consultations:

The Environment Agency has no comments to make on the application.
(Email dated 21 March 2012)

Planning Policy is satisfied with the Flood Risk Assessment and supports the principle of development at this location. The site provides an important windfall opportunity for the Borough to meet its local housing target set out in the Eastbourne Plan – Core Strategy.
(Memo dated 23 March 2012)

The Highway Authority has no objections to the proposal, noting that it would remove the existing commercial use and replace it with residential. The site currently provides a number of off street parking spaces to serve the site which would be lost by the proposed redevelopment. The proposal keeps the existing building line resulting in there being insufficient depth of garden to provide on site parking. However, by removing the existing vehicular access and reinstating the footway, approximately 16m of additional space will be provided for on street parking. This additional space will provide 3 additional parking spaces.

A condition should be added to require the developer to remove the existing crossover.

(Memo dated 23 March 2012)

Neighbour Representations:

An observation from the occupier of the dwelling to the east of the site expresses general satisfaction with the application which will restore this part of Beach Road to domestic use, although it is considered that the development, because of its height will result in a reduction of the amount of sunlight to the rear garden in the afternoons. The impact on above ground telephone wires is also raised.

(E-mail dated 6 March 2012)

One objection has been received from the occupiers of the dwelling immediately to the west of the application site. The objections are loss of light to the kitchen and dining room, and loss of privacy; it is further stated that the existing building is single storey and therefore allows plenty of light into their kitchen, and that as their property predates this, there are clear established rights to light and air.

(Letter dated 16 March 2012)

Appraisal:

The main issues to take into consideration in determining this application are the impact of the proposed dwellings on the visual amenities of the area and on the living conditions of adjoining residents.

The proposed dwellings sit comfortably on the site, and are well designed to blend in with the streetscene, taking references from nearby dwellings for features such as the bays and canopies, as well as the materials of slate for the roofs and rendered walls. The space within the buildings is maximised to provide accommodation on three floors, with a fourth bedroom within the roof space.

With respect to the impact on the amenities of adjacent residents, it is considered that whilst there would be some impact as a result of the development, the design of the dwellings has taken account of this, and the degree of overshadowing to the north facing rear elevations and gardens would be well within acceptable limits. It is acknowledged that existing residents have been used to a single storey building on the site for very many years, however this in itself is not sufficient reason to prevent development of the site, when in all other respects the scheme is acceptable. There is already a degree of overlooking into the adjacent dwellings from the rear yard of the site, but this is common in a tight urban location, and any increase from the provision of first floor windows would not be so severe as to warrant a refusal.

Human Rights Implications:

There will be some impact on adjacent residents, however it is considered to be within acceptable limits given the relatively high density of dwellings in this location.

Conclusion:

It is considered that the proposed development is acceptable in terms of its impact on visual and residential amenity, and it therefore complies with borough plan policies.

Recommendation:

GRANT subject to conditions

Conditions:

- (1) Commencement of development within 3 years
- (2) Compliance with approved drawings
- (3) Hours of demolition/building operations
- (4) Submission of samples of materials
- (5) No occupation of dwellings until existing vehicular closed and kerb reinstated.

Informatives:

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reason:
It would have no adverse impact on visual and residential amenity, and it therefore complies with the relevant policies in the Eastbourne Borough Plan 2001-2011.

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 22 May 2012

Item 3

App.No.: EB/2012/0161	Decision Due Date: 18/04/12	Ward: Devonshire
Officer: Chris Cave	Site visit date: 04/03/12	Type: Minor
Site Notice(s) Expiry date: 27/04/12 Neigh. Con Expiry: 28/03/12 Weekly list Expiry: 28/03/12 Press Notice(s)- : n/a		
Over 8/13 week reason: This application outside of the 8 week period		
Location: Sovereign Centre, Royal Parade		
Proposal: Installation of solar panels to south facing and flat roof		
Applicant: Eastbourne Leisure Trust		
Recommendation: Approve		

Reason for referral To Planning Committee

This application has been referred to committee by the Chair from delegated as it was considered important to hear Members views and comments on the issues surrounding the erection of solar panels on prominent building that and visible from a number of vantage points including from the sea.

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 the large Sovereign Centre used for leisure purposes. It is located off the roundabout forming the junction of Royal Parade and Lottbridge Drove.

To the north is a large residential housing estate, to the east the beach, to the south a large park and to the west a large apartment scheme and amenity space. The leisure centre can be split into seven different buildings, all up to two storeys in height. It has its own access road from the roundabout serving a large car park.

Relevant Planning History:

No relevant planning history

Proposed development:

The application is for the erection of solar panels on the south facing elevations of four of the main buildings of the leisure centre. The solar panels are to measure 1.6m in length, 0.9m in width and 0.12m in height.

Consultations:

No response had been received at the time of writing the report.

Neighbour Representations:

None received

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 Sports Centre's operation as a building.

Residential Amenity

The only properties to be affected lie to the south as the solar panels face away from all other residential properties in the area. It is considered that the impact on the properties to the south is acceptable as the solar panels in terms of appearance do not detract from the character of the area as the existing roofing materials on the building are of a standard appearance.

Visual Amenity

It is considered that the proposal would result in a very modest addition to this large utilitarian building that would not be out of character with the host property and would not be visually intrusive to the long and short range views of the site.

It is acknowledged that in some circumstances there may be the potential for solar glare from the new equipment sited on the roof especially at certain times of the year and when viewed from the seaward side of the building.

It is considered that any loss amenity that would result as a result of this glare would be insufficient to substantiate a refusal of planning permission when the scheme is acceptable in all other respects.

Human Rights Implications:

None

Conclusion:

This application is recommended for approval. The use of solar panels is in line with the Council's objective of promoting renewable energy and as the only residential properties that are affected lie to the south and the use of solar panels will not alter the character of the area substantially, given the standard use of roofing materials on the building, it is considered that this application is acceptable.

Recommendation:

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) In accordance with drawings

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reasons:

It does not adversely impact on residential or visual amenity and promotes the use of renewable energy and therefore complies with the relevant policies in the Eastbourne Borough Plan 2001-2011.

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.**

Planning Committee 22 May 2012

Item 4

APPLICATION SITE: 14 Brassy Parade		
App. No.: EB/2012/0179	Decision Due Date: 24/04/12	Ward: Hampden Park
Officer: Suzanne West	Site visit date:	Type: Minor
Site Notice(s) Expiry date: 30/03/12 Neigh. Con Expiry: 04/04/12 Weekly list Expiry: 04/04/12 Press Notice(s): N/A		
Over 8/13 week reason: Referral to Committee		
Proposal: Change of use from A1 (retail), to A2 (Financial and Professional) or A3 (Restaurants and Cafes) or A5 (Hot food take-away)		
Applicant: Tesco Stores Ltd		
RECOMMENDATION: Approve conditionally		

Reason for referral to Committee:

6 objections

Planning Status:

Hampden Park District Shopping Centre

Relevant Planning Policies:

National Policy

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPG13	Transport
PPG24	Planning and Noise

Eastbourne Borough Plan 2001-2011

HO20	Residential Amenity
SH1	Retail Hierarchy
SH7	District, Local and Neighbourhood Centres
TR11	Car Parking

Site Description:

This application relates to a vacant A1 retail unit with residential accommodation above, situated on the northern side of Brassy Parade within the Hampden Parking District Shopping Centre. The premise has an internal floor space of 305sqm and forms the largest unit within the 8 unit terrace currently comprising a mix of A1 retail (75 per cent) and A5 hot food takeaways (25 per cent). The site, previously used as a Tesco Express, has been vacant since 2010; Tesco's have now moved to larger premises directly adjacent.

Relevant Planning History:

EB/2004/0485 Shop front alterations and installation of plant to rear elevation.

Approved. 23/08/2004

EB/2003/0620 Installation of new shopfront and additional plant at rear.

Approved conditionally. 19/03/2004

Proposed development:

Permission is sought to change the use of the ground floor unit from A1 (retail), to A2 (Financial and Professional) or A3 (Restaurants and Cafes) or A5 (Hot food take-away). The proposal does not seek any external alterations. The residential accommodation above will remain independent from the commercial premises.

Consultations:Planning Policy:

Proposals for the change of use of 14 Brassey Parade to a non-A1 use would be acceptable as A1 uses would still predominate in line with Policy SH7.

(Memo, 30/03/12)

Neighbour Representations:

Following statutory notification, 6 letters of objection have been received. Concerns have been raised that an additional A3/A5 unit will result in a surplus of takeaways in the area creating competition for existing local businesses.

Appraisal:

The main issues to consider in the determination of this application concern the principle of the proposed interchangeable uses and loss of an A1 retail unit, the potential impact on the living conditions of local residents, with particular regard to noise, odour and general disturbance, and the impact on the highway network.

Policy and Principle of Use

The application site forms part of a terrace (Nos. 14 to 21 Brassey Parade) within which A1 retail is currently the principal use and, in accordance with Policy SH7 of the Borough Plan 2001-2011, this would remain the case despite the loss of one A1 unit. Notwithstanding the above, the premise has been marketed for a period of 16 months which, perhaps due to current economic conditions, appears to have attracted limited interest.

In light of this marketing evidence, the Council is satisfied that sufficient effort has been made to advertise the property as an A1 unit and the principle of the proposed change of use from A1 (retail) to A2 (financial and professional), A3 (restaurants and cafes) or A5 (hot food take-away) is therefore welcomed. The new National Planning Policy Framework, adopted in March 2012, stipulates a presumption in favour of sustainable development. The proposal will facilitate and promote sustainable and inclusive patterns of development by helping to secure the future use of the site, facilitating the removal of a 'dead' frontage and providing employment to enhance the vitality and viability of Hampden Park District Shopping Centre. In allowing the flexibility of A2, A3 or A5 uses, the proposal would also not preclude any subsequent change of use back to A1 should the market conditions change. It is acknowledged that local businesses raise concern with respect to potential competition should the premise be used for A3 or A5 use, such concerns however are not a material planning consideration.

Residential Amenity

The Use Class Order allows for changes up the use class (i.e. A5 to A4, A3, A2 and A1) without the need to obtain planning permission and it is therefore deemed appropriate that this application is assessed based on a change of use from A1 to A5. However, in the absence of any specific details accompanying this application and the flexibility of the uses proposed, the impact of the proposal on the living conditions of local residents, with particular regard to residential accommodation above, cannot be fully assessed. Notwithstanding the above, it is considered that, given the sustainable location of the site within a shopping parade, any potential concerns with respect to noise, odour and general disturbance can be mitigated by way of condition. Local residents within the district shopping centre must, by nature of the character and use of the area, expect some level noise and disturbance and, subject to restrictive conditions detailing the proposed hours of operation, ventilation and extraction systems, refuse storage and access, the Council does not foresee any significant problem with the potential A2, A3 or A5 use of the site despite the size of the unit. There are other A5 uses within the parade which operate late night and there is no reason to believe that deliveries to the premises would be likely to differ materially to the other commercial premises along the parade to create additional noise and disturbance beyond that which already exists.

Parking

In view of the accessible and sustainable location of the premises, the proposed change of use would not place material pressure on the demand for on-street parking in the locality to a level that would unacceptably affect the living conditions of local residents or highway safety.

Conclusion:

In conclusion, the proposed change of use would still allow A1 retail use to predominate within the parade and, subject to conditions, should not materially or unacceptably harm the living conditions of local residents by reason of noise, odour or general disturbance or adversely impact upon highway safety. The scheme would facilitate and promote a sustainable and inclusive pattern of development that is welcomed in accordance with policies HO20, SH7 and TR11 of the Eastbourne Borough Plan 2001-2011 and the new National Planning Policy Framework.

Human Rights Implications:

None

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Submission of ventilation details
- (3) Noise restriction of extraction system
- (4) Submission of storage details for commercial refuse
- (5) Hours of use

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reason:

There would be no adverse impact on the vitality or viability of the shopping parade, residential amenity or on highway safety, and it therefore complies with the relevant policies in the Eastbourne Borough Plan 2001-2011

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 22nd May 2012

Item 5

App.No.: EB/2012/0186	Decision Due Date: 24.04.12	Ward: Meads
Officer: Katherine Quint	Site visit date: 12.03.12 (Several)	Type: Minor
Site Notice(s) Expiry date: 18.04.12		
Neigh. Con Expiry: 06.04.12		
Weekly list Expiry: 11.04.12		
Press Notice(s)-: 18.04.12		
Over 8/13 week reason: Referred to planning committee due to a number of objections		
Location: Eastbourne Centre Hotel, 47-53 Grand Parade		
Proposal: Single storey, glazed extension to existing mezzanine restaurant, extending onto balcony area.		
Applicant: Unite the Union – Mr Ed Sabisky		
Recommendation: Approve		

Planning Status:

- Town Centre and Seafront Conservation Area
- Located on a B-road, fronting the seafront
- Predominantly tourist accommodation, alongside a proportion of residential apartments.

Relevant Planning Policies:

UHT1	-	Design of development
UHT4	-	Visual Amenity
UHT15	-	Protection of Conservation Areas
HO20	-	Residential Amenity
B16	-	Business and Industry in Residential and Tourist Areas
TO4	-	Improvements to existing accommodation

Site Description:

- The Eastbourne Centre is a large substantial modern building, which holds a prominent position on the Eastbourne Seafront. The building is a 1970's multi-storey purpose built hotel, consisting of a sub-basement, basement and ground up to seven floors. The restaurant, to which the development is to adjoin, extends across the mezzanine and 1st floor levels, as a single, high-ceilinged room.

- The balcony faces directly south towards the seafront, across the corner of the hotel, and is located above the bar entrance. The south-west elevation, which is formed of a series of tinted glazed, panels into communal and guest rooms, faces a residential block of apartments, Devonshire Mansions, at a distance of 15.5m.
- The extension measures 3.66 metres high, finishing slightly higher than the floor line above.

Relevant Planning History:

App Ref: EB/2011/0601 Erection of two totem signs fronting Grand Parade
 Decision: Approved Date: 02/02/2012
 standard conditions -
 advertising

App Ref: EB/2009/0022 Description: Replacement windows throughout and
 reconfiguration of main entrance doors and upgrading
 external works
 Decision: Approved - Date: 09/03/2009
 conditionally

Proposed development:

- The proposal is for a single storey, glazed extension to the existing restaurant, extending onto the balcony area. The extension will provide additional space to the restaurant area on the mezzanine level, allowing for a new floor to be inserted, to create conference rooms on the 1st floor.
- The exterior of the extension mirrors the hexagonal shape of the balcony, leaving a 0.7m pathway facing the seafront, and a small area of balcony either side of the extension.
- Floor to ceiling glazing will be installed on the 5 sides, topped with a fascia.
- There will be no new access from inside the restaurant onto the balcony – the two side doors onto the balcony from the main building will remain.
- A glass atrium, sitting on top of the extension has since been withdrawn, and replaced with a rooflight.

Applicant's Points:

Following advice from the LPA, the proposal has been revised (submitted 04.05.12) to address Conservation concerns identified during the consultation period.

Consultations:

Consultation was carried out by letter to 163 households and neighbouring hotel businesses, and 2 site notices were displayed close to the corner of Grand Parade / Lascelles Terrace. Representation was sought from the Conservation Officer and presented to the CAAG Conservation Group.

Conservation response (14.03.12):

- The building is symmetrical and uniform in terms of design and appearance. The use of materials, the repeated design elements of the balcony and articulation of the windows and the rhythmical quality of the design is a key design feature throughout the building.

Lower section positioned on balcony:

- The lower section of the extension in plan form is acceptable, as it fits within the current balcony space. It follows the line and boundary of the current building, as well as being subservient to the main structure.
- One issue with the proposal is the use of materials and detailing on the lower section of the extension. The proposed glass walls, needs some vertical detailing to break up these exposed facades. The rest of the building has a very strong verticality to its design, which needs some recognition within the design of the proposed extension.
- The new extension needs to match the materials of the main building, in terms of using anodised bronze and potentially tinted glass as well. This will allow the extension to tie-in with the main building.

Atrium:

- Internally the mezzanine and the 1st floor are to be divided into two separate floors. These are currently behind three tall windows which follow the angle and vertical emphasis of the main building, which are to be removed with the addition of the atrium. The atrium is a narrow glass box with a slightly sloped roof and angled sides following the design of the lower section of the extension. Its design again adds to the horizontal emphasis rather than the vertical detailing of the main building, resulting in the alteration and misbalance of the building.
- The atrium appears to be a visual addition to the design of the building rather than necessity. It is not hiding any structural supports and in terms of additional light this could be achieved through flat sheet glass in the roof of the lower part of the extension, to provide the same level of light. Therefore due to its visual impact, removal of the atrium is recommended and the tall slender angled windows, should be left in situ. This would help to reduce the visual impact of the extension and help preserve the strong vertical influences of the building.
- The extension is acceptable in principle, however in its current form there are several elements that need to be adapted before the application can be supported on conservation grounds.

Changes:

- Materials – anodised bronze for the fascia across the top of the extension.
- Removal of the atrium to be replaced with flat sheet glass.
- Vertical division to be included on the main sections of glass on the lower level of the extension.

Neighbour Representations:

Objections were received from 7 households, raising the following points as concerns, and have been addressed as material planning considerations:

Conservation / design issues:

- The style of extension does not sit well in the Conservation area.
- Extending under the balcony, rather than on top, would allow extra seating without impacting on the area above.

Privacy / overlooking / light:

- Loss of light to main living space - Apartments facing onto Lascelles Terrace are already overshadowed by the hotel. The proposed extension will significantly reduce this light reaching apartments level with and lower than the extension.
- Negative impact on outlook from only the window that isn't already overlooked.
- Residents' privacy will be badly affected by overlooking from the hotel, directly into residents' windows opposite, particularly 2nd and 3rd floors which are in line with, and at the same height as the extension
- Tinted windows in the extension provide privacy for the guests but not for residents directly opposite.
- Invasion of privacy - Current hotel rooms opposite Devonshire Mansions are at a suitable distance. However bringing the new extension forward in an observation area is an invasion of privacy.

Overdevelopment:

- Building is very large and already has enough space without extending.

The following other concerns were raised, but are not key planning concerns in determining the planning application.

- Loss of view of pier and parade
- The extension relates to the bar area, rather than the proposed conference area. Therefore, any extension will increase the noise / swearing / smoking late at night outside of the hotel during unsociable hours.

Appraisal:

Conservation / design issues:

- Following the consultation response from Conservation, a number of issues were raised. Revised drawings were submitted on 04.05.12 addressing the points raised, detailed below:
 - Removal of the atrium, allowing retention / re-instatement of the existing window / balcony design above the double height glass panels.
 - Insertion of a roof light into the flat roof of the extension, allowing light into the building without interfering with the vertical lines of the building. This also addresses an element of neighbour concern in reducing the bulk of the extension.
 - Retention of the balconies to the guest rooms in existing materials and colours.
 - Large panes to be subdivided vertically to mirror the vertical definition of the main building.
- As the changes do not relate to concerns raised by residents, or introduce any new features to the extension, a further consultation period has not been necessary.
- I confirm that these amendments address the conservation and design issues. However, conditions are recommended to ensure:
 - the glazing on the extension is tinted to match the host building and to retain the privacy of guests and residents of nearby apartments.
 - materials and the colour of the fascia across the top of the extension is to be approved prior to the development commencing, to ensure it is in harmony with the host building.

Light levels / privacy / overlooking:

- Shadow from the extension will be cast across the front elevation of the hotel as the sun track moves from the seafront over the front of Devonshire Mansions. The development is not considered to affect the sunlight available to occupants living on the southern side of Lascelles Terrace, and by virtue of the openness of the seafront and the predominantly glass structure of the proposal, the light levels in general are not considered to change significantly following construction of the extension.
- The south elevation of the extension is set back slightly from the rooms of the main building (the exterior of which is predominantly formed of glazed, tinted panes), and extends to the south over the existing bar entrance. The glazed panes of the extension protrude no further forward than existing elevations, and are therefore not considered to impact negatively on privacy. As noted above, tinted glazing is recommended to address any outstanding resident concerns relating to loss of privacy.

Scale of development:

- Following removal of the atrium, the extension sits comfortably within the footprint of the balcony and main building, and extends slightly over one floor level in height. On this basis, it is considered to be at a scale that is appropriate to the host building.
- In conclusion, the planning application is recommended for approval, subject to conditions.

Human Rights Implications:

It is considered that there would be no adverse impact on the amenities or privacy of adjacent or nearby residents as a result of the development, by virtue of the development remaining within the footprint of the existing building, and windows protruding no further forward than existing elevations, which are predominantly formed of glazed, tinted panes.

Conclusion:

The size, location and visual impact of the proposal do not detract from the visual amenity of the Conservation Area. In accordance with policy HO20, the proposal by virtue of its location, size and design, does not impact on outlook, privacy, overshadowing or loss of light, and is at a scale that is appropriate to the host building. The scale, form and materials accord with Policy UHT1 regarding the design of the development, and the proposal meets the requirements of Policy TO4 in relation to the expansion of facilities associated with tourist accommodation. In conclusion, the proposal complies with the relevant borough plan policies: Eastbourne Borough Plan 2001-2011 (Saved policies, 2007).

RECOMMEND: Permission be granted subject to the following conditions:

Conditions:

- Development begun within 3 years
- In accordance with drawings received 08.05.12:
 - Proposed elevations: DN0981.P.307 A
 - Proposed floor plans: DN0981.P.312 A
 - 3d images: DN0981.P.113 A
- Sample materials – tinted glazing
- Sample materials – fascia

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reasons: The size, location and visual impact of the proposal do not detract from the visual amenity of the Conservation Area. In accordance with policy HO20, the proposal by virtue of its location, size and design, does not impact on outlook, privacy, overshadowing or loss of light, and is at a scale that is appropriate to the host building. The scale, form and materials accord with Policy UHT1 regarding the design of the development, and the proposal meets the requirements of Policy TO4 in relation to the expansion of facilities associated with tourist accommodation. In conclusion, the proposal complies with the relevant borough plan policies: Eastbourne Borough Plan 2001-2011 (Saved policies, 2007).

INFORMATIVES

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 22 May 2012

Item 6

App.No.: EB/2012/0197	Decision Due Date: 06/06/12	Ward: St Anthony's
Officer: Chris Cave	Site visit date: 21/04/12	Type: Major
Site Notice(s) Expiry date: 20/04/12		
Neigh. Con Expiry: 18/04/12		
Weekly list Expiry: 18/04/12		
Press Notice(s)- : 18/04/12		
Over 8/13 week reason: Application is within the target date		
Location: Eastbourne Toyota, Churchdale Road		
Proposal: Demolition of existing building and erection of thirteen 2-storey, 3-bedroom houses with front and rear gardens		
Applicant: Afinity/Sutton Group		
Recommendation: Approve		

Reason for referral to Committee:

The application was referred to Planning Committee last time.

Planning Status:

Predominantly Residential Area

Relevant Planning Policies:

NE17 – Contaminated Land
 UHT1 – Design of New Development
 UHT2 – Height of Buildings
 UHT4 – Visual Amenity
 H01 – Residential Development within the existing built up area
 H02 – Predominantly Residential Use
 H07 - Redevelopment
 H020 – Residential Amenity
 TR2 – Travel Demands
 TR11 – Car Parking

Site Description:

Application site is occupied by a redundant car garage which has a height of two storeys. The car garage occupies half of the site whilst the other half is taken up by a car parking area. The site is bordered by residential properties on all sides.

Relevant Planning History:

App Ref: EB/2011/0222	Description: Demolition of existing building and erection of thirteen 2 storey/3 bedroom houses with front and rear gardens.
Decision: Approved	Date: 14/07/11
App Ref: EB/2007/0012	Description: 21 apartments and 2 office units and associated access, car parking, cycle storage and landscaping works
Decision: Approved	Date: 02/11/07

Proposed development:

The application proposes the demolition of existing building and erection of thirteen 2-storey, 3-bedroom houses with front and rear gardens. The scheme under this application is the same as the previously approved scheme in 2011 apart from the following changes:

- Revision of roof finish from zinc to fibre cement slate,
- Removal of parapet wall with hidden gutter at eaves to provide a traditional eaves detail on the front and rear elevations. This will lead to a small increase in the overall roof height.
- Removal of terrace at roof level to provide dormer window and Juliette balcony.
- Window finish revised from composite timber / aluminium to grey UPVC
- Proposed brick amended from TBS Mystique to buff / multi brick. Sample to be forwarded under separate cover.
- Ensuite bathroom at 1st floor revised to walk in wardrobe.

Consultations:Trees

There are no tree related issues.

Environmental Health

No response has been received

Highways

The site lies within Zone 4 of the East Sussex County Council, Parking Standards at Developments and as such off-street parking should be provided to serve the development.

In this case the proposal is to provide no off-street parking and instead rely on, on-street parking in the streets adjacent to the development.

As mentioned in the applicants Transport Statement this is in line with the latest government guidance, Manual for Streets, paragraph 8.3.15 which states:

'In planning for expected levels of car ownership it is not always necessary to provide parking on site (i.e. within cartilage or in off-street parking areas. In some cases it may be appropriate to cater for all of the anticipated demand on-street. This could be the case, for example, with a small infill development where adjacent streets are able to easily accommodate the increase in parking'.

The Transport Statement submitted includes a parking survey of the adjacent streets which shows the current level of demand, as well as indicating the likely level of demand as a result of the development, based on the latest available census data. Future expected demand has also been included up to 2026.

The information submitted has shown that the demand that will be created by this development can be accommodated in the adjacent streets. It is also noted that the Transport Statement does not seem to take account of the redundant vehicle crossings that will need to be removed, which will return approximately 20m of kerb side parking which will increase the number of spaces available in the area by 3/4.

Bearing this in mind as well as Paragraph 51.2, PPG 13 which states that an authority should 'not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances...'there are no grounds for an objection on parking grounds in this instance.

Planning Policy

In the interest of the Council's emerging Strategic Housing Land Availability Assessment (SHLAA) and the requirement for the Council to keep an up-to-date 5 year supply of housing sites, Planning Policy are keen to comment on proposals for new additional dwellings with a net supply of over 5 units ensuring, if suitable, they can be brought forward for development. Planning Policy is also keen to comment on any applications involving the net loss of residential units to restrict the loss to housing land supply.

The application site is located within the predominantly residential area (Policy HO2) as defined by the Eastbourne Borough Plan (2001-2011) Proposals Map. It is a brownfield site and was formerly used as a car showroom. The site is now redundant and available for redevelopment. The principle of residential development has been confirmed through a previous planning permission on the site for redevelopment to create 21 residential units (EB/2007/0012). The site is identified in the Strategic Housing Land Availability Assessment (SHLAA) for residential development and forms a valuable part of the Council's '5 Year Housing Land Supply'. The potential contribution to Eastbourne's housing land supply is based on its previous permission for 21 units; therefore this application would result in the net loss of 8 units which is contrary to Borough Plan Policy HO3 'Retaining Residential Use'. Only in exceptional circumstances, where it was proven that it was not financially viable to deliver the previously committed scheme, would a revised scheme be acceptable.

The proposed scheme would also not meet the current unit threshold for affordable housing provision; therefore the ability to secure affordable housing at this location will be lost. Affordable housing is in significant demand in this area of the Borough and is therefore an important consideration.

The proposed development would result in a relatively high density scheme of 65 dwellings per hectare. Although the Roselands and Bridgemere neighbourhood, in which the development site is located, has not been assessed as the one of the most sustainable neighbourhoods in the emerging Core Strategy, the residential density proposed is in keeping with the immediate surrounding area. The site also benefits from being located on the edge of the neighbourhood and in close proximity to services and facilities within the adjoining neighbourhood of Seaside.

The application is supported by a 'Building for Life' assessment which considers the site to be of a 'good' standard (scoring 15 out of 20 criteria). This is advantageous for the application, but this would need to be confirmed by a 'Building for Life' assessor. The design of the development (Policy UHT1) appears to replicate the existing frontage of other houses along Churchdale Road, but this is a detailed issue to be considered by the case officer.

The Design and Access Statement submitted in support of the application recognises the constraint of contaminated land (Policy NE17) on the site, a consequence of its previous land use. The statement suggests that a remediation strategy will be implemented by SLR Consulting Engineers. This will be essential to assess the extent of contamination and remediation works required which may affect the financial viability of development on the site.

In summary, Planning Policy object to the application. Although there are some planning merits of the proposed scheme, the proposal results in the potential loss of residential (market and affordable) units compared to the previously committed scheme. It therefore has a negative impact on the Council's future housing land supply. This is a significant issue for the Borough due to the challenging local housing targets and the need to maximise housing provision on suitable and sustainable brownfield sites. We recommend that the applicants provide a detailed justification of the 'exceptional circumstances' explaining why it would not be viable to deliver the previously committed scheme.

Neighbour Representations:

None received

Appraisal:

The removal of the parapet wall, the removal of the terrace at roof level to provide a dormer window and Juliette balcony and the change in brick colour is not deemed to be substantial enough to have a detrimental impact on visual amenity or the design and appearance of the scheme.

The revision of the roof finish from zinc to fibre cement slate, the revised window finish from composite timber/aluminium to grey UPVC and the proposed brick amended from TBS Mystique to buff/multi brick are deemed to be changes that will not significantly alter the character or appearance of the scheme and therefore the impact on visual amenity is acceptable.

Human Rights Implications:

None

Conclusion:

This application is recommended for approval as all the proposed changes to the previously approved scheme are considered to be minor and will therefore have a minimal impact on the character and design of the scheme and visual amenity.

Recommendation:

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Removal of redundant vehicular crossings
- (3) Hours of work on site
- (4) Material samples
- (5) Inaccordance with drawing numbers..

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reasons:

It does not adversely impact on the character of the area, residential amenity, visual amenity or on highway safety and therefore complies with the relevant policies in the Eastbourne Borough Plan 2001-2011.

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 22 May 2012

Item 7

App.No.: EB/2012/0241	Decision Due Date: 15/05/12	Ward: Old Town
Officer: Suzanne West	Site visit date:	Type: Minor
Site Notice(s) Expiry date: 03/05/12		
Neigh. Con Expiry: 04/05/12		
Weekly list Expiry: 09/05/12		
Press Notice(s) Expiry: N/A		
Over 8/13 week reason: N/A		
Location: 18 Hill Road		
Proposal: Change of use of garage to home office		
Applicant: Mr. Blundell		
Recommendation: Approve		

Planning Status:

- Predominantly Residential Area

Relevant Planning Policies:

UHT1 Design of New Development
HO20 Residential Amenity

Site Description:

The subject garage forms part of a detached block of 6 garages that serve a row of terrace houses in Hill Road. The garage is located some 16m from No.18 to the north-east and provides a total of 2 off-street parking spaces from the garage unit and forecourt area.

Relevant Planning History:

N/A

Proposed development:

Permission is sought to change the use of the garage to a home office for the ancillary use of the occupiers of No.18 Hill Road. No external alterations are proposed as part of this application, although it is noted that a window unit has been installed in the northern flank of the garage facing the terrace. The double timber doors that currently serve the garage will remain.

Consultations:Highways Authority:

As a result of the change of use of the garage, the available off street parking for the property will be reduced from 2 spaces to 1 space. The loss of 1 space is not sufficient to recommend refusal on Highway grounds as there is still 1 space provided and garages are often not used for parking but become used for storage instead. In addition the conversion to a home office would still allow for cycle storage which is also a requirement.

On the basis of the above I do not wish to restrict grant of consent.

(Memo, 01/05/2012)

Neighbour Representations:

Following statutory notification, two letters of objection have been received.

The following concerns have been raised:

- The garage is intended to be used as a music studio;
- Within quiet residential areas such as Hill Road, garages should be used only for their original purpose;
- The change of use will create a precedent;
- The proposal is retrospective; and
- The existing double timber doors are out of keeping with other metal up-and-over doors.

Appraisal:

The subject garage, although detached, forms part of the land owned by the occupiers of No.18 Hill Road and, as such, is deemed ancillary to the main residential use of the property. In view of the size of the garage and information submitted, it is considered that the conversion of the garage to a home office would remain ancillary to the residential use of the dwelling and the principle of the proposed change of use is therefore acceptable. Whilst objections raised by local residents are acknowledged, it is noted that a home office may be used for any purpose ancillary to that of the residential dwelling including teaching of music should the occupiers so wish. Should any unacceptable noise result from such use, this would be dealt with by other legislation under Environmental Health.

The current application seeks no external alterations to the existing timber doors that serve the garage and the unit will therefore retain the external appearance of a garage in keeping with the rest of the block. The garage does not benefit from permitted development rights and any potential future external alterations would therefore require the permission of the Local Planning Authority.

The Highway Authority is satisfied that the retention of one off-street parking space is sufficient to serve the dwelling and the loss of parking would therefore not warrant the refusal of this application, particularly in view of the fact that garages are commonly used for storage purposes. Furthermore, the use of the unit as a home office would still allow for cycle storage.

For the reasons mentioned above, approval is recommended.

Human Rights Implications:

None.

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Use as home office only not residential
- (3) In accordance with plans

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reasons:

It would have no harmful effects on the character and appearance of the locality or the amenities of occupiers of surrounding residential properties. The proposal accords with the relevant policies of the Eastbourne Borough Plan 2001-2011.

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 22 May 2012

Items 8 & 9

App.No's.: EB/2012/0245(ADV) EB/2012/0249(FP)	Decision Due Date: 21/05/12	Ward: Hampden Park
Officer: Chris Cave	Site visit date: 21/05/12	Type: Advertisement & Full Plans
Site Notice(s) Expiry date: 08/05/12		
Neigh. Con Expiry: n/a		
Weekly list Expiry: 09/05/12		
Press Notice(s)- : n/a		
Over 8/13 week reason: Application is within the target date		
Location: The Kings Centre, 27 Edison Road		
Proposals:		
1) Display of externally illuminated fascia sign (EB/2012/0245(ADV))		
2) Provision of four new window openings and installation of new double glazed aluminium windows to the south west elevation (EB/2012/0249(FP))		
Applicant: The Fontiers Charitable Trust		
Recommendation: Approve		

Reason for Referral To Planning Committee:

The previous application for advertising for the site was requested to go to Committee by the Chair.

Planning Status:

General Industrial/Employment

Relevant Planning Policies:

UHT1 – Design of New Development

UHT12 - Advertisements

Site Description:

The application site comprises former retail warehouse building that is now used as a church and community hall. It is situated in Edison Road but the rear and side elevations face the roundabout the junction of Lottbridge Drove and Willingdon Drove.

Relevant Planning History:

App Ref: EB/2011/0444	Description: Erection of a new fire door opening and the erection of an advertising signage board
Decision: Split advert decision	Date: 25/10/11

Proposed development:

Provision of four new window openings and installation of new double glazed aluminium windows to the south west elevation, and the display of an externally illuminated fascia sign.

Consultations:

n/a

Neighbour Representations:

None received

Appraisal:

Impact on character of the area and the building

The four new window openings and installation of new double glazed aluminium windows to the south west elevation are of a standard design and size and will not impact on the character of the area or building.

Visual Amenity

The advertising sign is quite large in size, however, it is not out of scale to the original building given its large size itself. There are also comparable signs of size and scale in the surrounding area and given the fact that it is located in an industrial estate, signs of this nature are appropriate. The signage itself is to have images of people displayed, along with text naming the church and a simple message. It is considered that the sign is appropriate to the building and therefore the impact on visual amenity is acceptable.

Highway Safety

It is considered that the signage is appropriate to the use of the building as a church as it displays images of people and text, naming the church. It is therefore considered that as the signage is to be permanently erected, it will not become an ongoing distraction for drivers.

Human Rights Implications:

None

Conclusion:

This application is recommended for approval. The four new window openings and installation of new double glazed aluminium windows to the south west elevation are of a standard design and scale and will not have a detrimental impact on the character of the original building or the area. The advertising signage is appropriate to the use of the building as a church and as it is to be erected permanently, it is considered that it will not be a permanent distraction for drivers.

Recommendations:

Recommendation for EB/2012/0245 (ADV):

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Display of advertisement
- (2) Hoarding Maintenance
- (3) Advertisement removal
- (4) Owners permission
- (5) Obscure signage
- (6) Accordance with Drawings

Recommendation for EB/2012/0249 (FP):

RECOMMEND: Permission be granted subject to the following conditions:

- (1) Commencement of development
- (2) Accordance with drawings

SUMMARY OF REASONS FOR DECISION

The proposed development is considered acceptable for the following reasons:

It does not adversely impact on visual amenity or highway safety and therefore complies with the relevant policies in the Eastbourne Borough Plan 2001-2011.

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 22 May 2012

Item 10

App.No.: EB/2012/0253	Decision Due Date: 23 May 2012	Ward: Devonshire & Meads
Officer: Jane Sabin	Site visit date:	Type: Minor
<p>Site Notice(s) Expiry date: 8 May 2012</p> <p>Neigh. Con Expiry: 11 May 2012</p> <p>Weekly list Expiry: 11 May 2012</p> <p>Press Notice(s)-: 16 May 2012</p>		
Over 8/13 week reason: N/A		
Location: Public highway in Terminus Road from the junction with Grand Parade to the junction with Langney Road		
Proposal: Use of the public highway in Terminus Road from the junction with Grand Parade to the junction with Langney Road for a regular street market.		
Applicant: Eastbourne Borough Council		
Recommendation: Approve		

Planning Status:

- Town Centre & Seafront Conservation Area (part)
- Archaeologically sensitive area (part)
- Public highway
- Public sewer

Relevant Planning Policies:

UHT1	-	Design of development
UHT15	-	Protection of conservation areas
HO20	-	Residential amenity
TR11	-	Car parking

Site Description:

The application site comprises the public highway from the seafront end of Terminus Road at the junction with Grand Parade (technically Burlington Road) to the junction with Langney Road (outside Debenhams), incorporating two pedestrianised areas. The site is essentially divided into three sections,

dissected by two busy routes of the town centre ring road (Seaside Road/Trinity Trees and Pevensey Road/Lismore Road)

Two sections, outside Debenhams and T. J. Hughes, are located in the Town Centre and Seafront Conservation Area. One section, from Grand Parade to the junction with Seaside Road is within an archaeologically sensitive area.

Relevant Planning History:

None.

Proposed development:

Planning permission is sought for the use of three sections of Terminus Road as a regular street market. It is anticipated that there will be a maximum of 60 pitches, operating from 9am to 5.30pm on one day each week. The sites are identified as Sites 1, 2 and 3 (starting at the seafront end) and will host 35, 15 and 10 pitches respectively. The aim is to provide a high quality market selling local produce that will complement, rather than compete with, existing retailers. No live animals would be sold. It is expected that the market will take some time to establish, and therefore will be established at the seafront end, expanding when the number of traders increases to the two pedestrianised sections; it is also likely that the market will be held every month to start with, increasing to fortnightly and then weekly.

Applicant's Points:

- The proposal to hold a regular street market in Eastbourne has been mooted for over 12 months and many local businesses support the idea. The objective is to provide a regular event that will attract shoppers and visitors on a traditionally low footfall day for the town centre.
- Terminus Road is the main shopping street in the town centre and is therefore the most appropriate location for a street market. Market stall holders will want to come to a market if it is busy and attracts high levels of footfall. Terminus Road is therefore the most appropriate location.
- The market will operate from 9.00 am to 5.30 pm one day per week. However market traders will need to arrive on site at approximately 6.00am in order to set up the stalls and set out their goods. Traffic will need to be excluded from 6.00am on market days and no parking will be able to take place overnight or after 5.30am. All vehicles in the street will need to be removed by 5.30am. The Traffic Regulation Order will delegate authority to Sussex Police for the removal of parked cars. The market will close at 5.30pm and all stalls will be cleared by 7.30pm so that the street can open again at 8.00pm.
- Deliveries to the shops and businesses will be prohibited on market days during the hours of operation of the market. Businesses will be informed of this well in advance of the first market and will be expected to make alternative arrangements.
- The stalls will be of a uniform design on the basis of a 3m x 3m pitch. They will have the same uniform design of awnings but may vary in size depending on whether it is a single or double pitch. It is anticipated that the stalls will have a coloured (striped) awning over tables.

- In the first instance power for a stall will be provided by the stallholder. Illumination of the stall will be permitted provided it is decorative. Chasing rope light and flashing illumination will not be used. Because there is no power available on the site it is proposed that silent generators with no noxious emissions will be used.
- The market will sell a range of local and fresh produce which will include fruit and vegetables, locally produced food fresh, bottled, or preserved and fish meat and poultry. Locally produced craft items, plants, antiques and books will also be included. The sale of live animals and birds will be prohibited. It is proposed that owners of independent retail businesses in other parts of the town will also be encouraged to have a stall in order to both sell goods and promote their business. Independent retail businesses in Terminus Road will also be encouraged to have a stall in order to sell goods they do not currently sell in their shop. This will provide an opportunity for diversification but also to try out new ranges or sell off 'sale' items of old stock.
- Properly regulated sales of hot food will be permitted provided it adds colour and spectacle to the market and is not sold from a mobile food unit e.g. a burger van. The idea is to encourage new business and create an opportunity to sell new and different products. Hot food stalls will not be permitted if they are deemed to be in direct competition with the food businesses in Terminus Road. The number of hot food stalls will be restricted. The market organiser will use reasonable discretion to decide the appropriate number of stalls on any particular market day.
- It is proposed that large bins will be provided (by the Council) for the use of market stall holders and will be delivered to the site on market day and removed at the end of the day. The cost of these will be passed on to stall holders. The bins will be designed to cope with packaging waste rather than public waste; although this will not be advertised the bins will be available for public use to limit litter.
- No piped music will be permitted.
- It is proposed that up to 25 vans will park in the NCP car park in Trinity Place and up to 12 vans can be accommodated in the service yard of the Arndale Centre. Stagecoach has indicated that market vans can use the coach parking spaces at Junction Road.
- There is parking in Trinity Place multi storey car park, pay to park on the seafront and in adjacent streets. The Trinity Place NCP car park is underused and would be able to provide the additional car parking required for visitors to the market. The market will reduce the parking in Terminus Road by 23 spaces and 2 loading bays, however there are no disabled bays in this area. The nearest disabled parking bays are at Langney Road, and on the seafront.
- The bus route will be changed on market days and the bus stops in Terminus Road and Trinity Trees (going west) will be out of use. The alternative route for buses will be via the seafront to Devonshire Place to the War Memorial Roundabout. There are bus stops on the seafront and in Devonshire Place to allow passengers to get on and off the buses. Stagecoach, Cuckmere Community Bus and Brighton & Hove buses are affected. Only buses coming into town from the east are required to be re-routed. Signage will be required on the bus stops to alert passengers to the changes.

- Wheelchair users will be able to access the stalls using the dropped kerb points and the space left for emergency access. The pedestrian precinct areas are already fully accessible.
There will be no restriction to access to stalls – they will be placed such that mobility scooter users will be able to move easily on the road. The only potential issue will be the number of people that could be attracted by the market and this will be a matter for the market organiser to report to the police and EBC community enforcement should this arise. The space is not restricted and the road and the pavements are designed to cope with high levels of footfall.
- The emergency services have all been consulted as part of the consultation on the changes to the Street Trading Policy. They are all happy with the plans to hold a regular street market provided there is a 3m corridor between the stalls to provide access for any emergency vehicle in site 1. The other two sites are accessible from either end of the paved area.
- Road signage will be part of the Traffic Regulation Order application. Signage will be required to ensure visiting vans are able to locate their pitch/stall and also to locate their parking space. Temporary signs will be required only on the day for this. Marketing will take place in the town and empty shops may be used to promote the market. Temporary signs such as AA signs may be used to promote the advanced notice of the market. Cross street banners hung from the high level Christmas Decoration wires may be used to promote the market. Incidental signage will be controlled and will be removed if unsafe. Leafleting will be discouraged. Banners will not be permitted to be attached to railings etc.

Consultations:

Environmental Health has not identified any issues with the application.
(E-mail dated 18 April 2012)

The Eastbourne and District Chamber of Commerce welcomes and fully supports the proposal, noting that a vibrant and high quality market will contribute significantly to the economic prosperity of the town, and especially at the seafront end of Terminus Road.
(E-mail dated 25 April 2012)

Sussex Police has no objection to the proposal, but recommends that contact is maintained with the Neighbourhood Policing Team, so that any issues that do arise can be dealt with swiftly.
(Letter dated 2 May 2012)

The Highway Authority has no objections to the proposal, subject to the necessary Traffic Regulation Order being in place and the area of Terminus Road from Grand Parade to Burlington Road being excluded. This ensures that access is available to Burlington Road and Elms Road which would not be possible if the market extended to Grand Parade. Given that vehicle flows in Terminus Road are not particularly high and a diversion will be quite short, the proposal will have little effect on traffic flows in the area. The issues of Buses and loss of parking have been addressed in the Design & Access Statement which sets out that the Bus companies are willing to alter their routes via Devonshire Place. It also states that alternative parking is available locally in a multi storey car park and

on street, which is acceptable as it a relatively small number of spaces (23) that are lost to the market.

(Memo dated 8 May 2012)

Neighbour Representations:

At the time of writing this report, nine representations have been received; three object to the proposal, whilst six are in support. The representations are summarised thus:

Objections

- Will lose the opportunity of parking outside his home in Terminus Road, and will result in even more people coming into the town looking for fewer parking spaces; this will be even worse if the developments at the former Co-op and the Arndale centre go ahead
- A recent market resulted in loud music and shouting from stallholders, and difficulties in accessing the shop by delivery drivers and waste vehicles as local traders were not notified individually and business was adversely affected (*N.B. this appears to be a one-off market held in April which did result in several complaints*)
- A terrible idea which will create litter, noise and competition to local businesses; the Council should concentrate on supporting existing businesses

(Letters and e-mails dated 29 April to 3 May 2012)

Support

- Will increase footfall in the area
- Will provide much needed variety for residents and tourists, including an independent greengrocer
- Will be in line with the Portas report on making town centres more vibrant and interesting
- Will provide new opportunities for entrepreneurs and start-up businesses
- Will create a sense of place and community cohesion
- Will cut packaging waste and food miles

(E-mails dated 24 to 30 April 2012)

Appraisal:

The main issues to take into account in determining this application are the impact on the character and appearance of the area, the impact on the vitality and viability of the town centre retail shops, the impact on highway safety, and the impact on residential amenity.

In assessing the above, the following corporate aims and objectives must also be taken into account:

Corporate aim 1. We will develop a strong and sustainable local economy, encouraging business and investment into Eastbourne.

Corporate objective: P4 Develop a vibrant and successful Town Centre.

The preamble to Chapter 9 Shopping of the Eastbourne Borough Plan identifies the following policy objective: "To maintain and encourage the development of retail uses so that the Town Centre remains a major shopping destination."

The chapter goes on to say that greater pedestrian priority enables events like markets to take place, adding to the vibrancy, vitality and economic viability of the town centre, and that efforts should be made to enhance the retail provision within town centres rather than out of town locations.

The proposed market has been identified as an opportunity to attract footfall to the town centre on one of the quieter days of the week, as well as providing variety for residents and visitors, and an opportunity for local producers/starter businesses to sell their goods to a wider customer base than might otherwise be possible.

It is considered that the principle of the proposed market is compatible with the corporate aims and objectives, as well as the objective set out in the borough plan.

The use of uniformly designed stalls carefully sited around the existing street furniture and trees will give a cohesive, planned appearance to the market which would not have an adverse impact on the character and appearance of the conservation area. As all of the fixtures are completely removable and will be cleared away at the end of each day of trading, there would be no permanent impact in any case. The precise appearance and siting of the stalls and other paraphernalia will be controlled via a contract with the Council's chosen operator; such matters will also be the subject of a licence issued by Environmental Health.

The impact on traffic will be the subject of a Traffic Regulation Order, which will be controlled by the Highway Authority, and subject to its approval. The principle impact will be the exclusion of vehicular traffic from the section of Terminus Road closest to the seafront, together with the displacement of 23 parking spaces and 2 loading bays. This section of Terminus Road is not a major route through the town centre, and the detour via Trinity Trees is relatively short; the alternative bus stops on the seafront and Devonshire are short walks from those out of use for the day. The displacement of 23 parking spaces is not considered to be significant, given amount of alternative parking in the streets and multi-storey nearby, particularly for a maximum of one day per week. It is considered that the economic benefit of the proposal would outweigh any temporary inconvenience in respect of the parking of cars.

It is likely that there will be some early morning disturbance to the residents of the flats above the shops in Terminus Road, since traders will arrive by 6am to unload and set up their stalls, and the police will have to remove any vehicles left overnight by 5.30am. The issue here is whether the degree of noise and disturbance from the early morning start is acceptable. Frequently the question in town centre locations turns on whether a degree of *late night* noise and disturbance is acceptable. It is often the case that commercial areas arrange waste collections and deliveries for early mornings to avoid congestion and parking issues during the peak morning rush hour; although there is no knowledge of such arrangements in this particular case, I am mindful that there has been only one objection from a residential occupier (reported above) which was solely based on disruption to on-street parking. It is possible, of course, that residents are not aware of the timings involved, and it falls to the Council, as the local planning authority, to protect the interests of all parties

involved/affected by the application. On balance, it is considered that an early start once a week would be acceptable in this town centre location. Precise timings will be controlled via contract and licence.

Human Rights Implications:

It is likely that there will be some early morning disturbance to nearby residents, however it is considered that the times and frequency would be within acceptable limits.

Conclusion:

The proposed street market would enhance the vitality and economic viability of the town centre, without having an adverse impact on the character and appearance of the conservation area, highway safety and residential amenity.

Recommendation:

GRANT subject to conditions

Conditions:

- (1) Commencement within three years
- (2) Development carried out in accordance with approved plans
- (3) No stalls or other equipment sited to the east of the junction of Terminus Road and Burlington Road.

Informatives:

INFORMATIVE: The precise siting and appearance of the stalls and associated paraphernalia, and the hours of operation shall be in accordance with the licence/contract for the market agreed by the Council.

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 11

App.No.: EB/2012/0290	Decision Due Date: 4 May 2012	Ward: St Anthony's
Officer: Jane Sabin	Site visit date: 26 April 2012	Type: Minor
Site Notice(s) Expiry date: N/A		
Neigh. Con Expiry: N/A		
Weekly list Expiry: 23 May 2012		
Press Notice(s)-: N/A		
Over 8/13 week reason: Referred to Committee by Chair		
Location: Roselands County Infant School, Woodgate Road		
Proposal: Partial infill of internal courtyard to form new group room		
Applicant: ESCC Director of Childrens' Services		
Recommendation: No objections be raised		

Planning Status:

- Flood zone 3

Relevant Planning Policies:

UHT1 - Design of development
HO20 - Residential amenity

Site Description:

This infant school occupies a backland site, surrounded entirely by two storey dwellings in Ringwood Road, Woodgate Road and St. Philips Avenue.

Relevant Planning History:

None relevant.

Proposed development:

Permission is sought to construct a simple timber framed extension within the central courtyard of the main building with dimensions of approximately 4m by 5m under a flat roof 3m high. The extension would be finished in horizontal timber cladding.

Applicant's Points:

- The extension would occupy approximately one third of the courtyard, with a floor area of 18m² , and would require the formation of two sides faced with timber horizontal cladding
- The space would be used as a Group Room for teaching small groups, one to one lessons or study
- The courtyard is not fully used, leaving capacity for some small development
- The existing planting will be retained and adapted

Consultations:

N/A

Neighbour Representations:

N/A

Appraisal:

The proposed extension is very small, entirely contained within the envelope of the building and will not be visible from anywhere except the courtyard. It will provide a valuable resource for staff and pupils, and is worthy of support.

Human Rights Implications:

None.

Conclusion:

There would be no adverse impact on visual or residential amenity, and the proposal complies with the relevant Borough Plan policies and is therefore considered acceptable.

Recommendation:

No objections be raised