

# Planning Committee

**MEMBERS:** Councillor UNGAR (Chairman); Councillor HARRIS (Deputy Chairman); Councillors HEARN, JENKINS, MIAH, MURDOCH (as substitute for COOKE) MURRAY and TAYLOR.

(An apology for absence was reported from Councillor Cooke)

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## 26 Minutes.

The minutes of the meeting held on 7 August 2012 were submitted and approved and the Chairman was authorised to sign them as a correct record.

## 27 Declaration of Interests.

None declared.

## 28 Report of Head of Planning on Applications.

**1) EB/2012/0252 - Land west of the Arndale Centre bounded by Ashford Road and Terminus Road** - Demolition of existing buildings to provide for an extension to the existing shopping centre for new Class A1, A2, A3, A4 and A5 (retail) use at ground and first floors plus second floor ancillary space; a two storey extension to existing car park deck, new pedestrian access including new shop fronts onto Terminus Road and associated highway works – **DEVONSHIRE.**

A total of 751 letters were sent out to local residents and businesses within the vicinity of the application site, as a result of which 10 representations had been received. Their comments were detailed within the report.

Extensive consultation with stakeholders was undertaken and detailed within the report. Members were advised that more than 5,000 people attended the public exhibition and a total of 889 questionnaires were completed during and after the event.

The observations of English Heritage, Natural England, the Highway Authority, Assistant County Archaeologist, East Sussex County Council's Development Contributions Co-ordinator, the Council's Principal Planning Policy Officer, the Council's Economic Development Manager, the Council's Retail Consultant, the Council's Conservation Consultant, the Council's Conservation Officer, Eastbourne Society, the Council's Arboricultural Officer, the Council's Environmental Health Officer, Disability Involvement Group, South East Regional Design Panel and the local Design Review Panel were summarised in detail within the report.

The Conservation Area Advisory Group considered the application at their meeting on 17 May and confirmed their full support in principle for the extension of the shopping centre. However they raised concerns regarding the design of the corner of the extension and its relationship with the railway station and recommended that the design should be amended to respect the listed building and to soften the impact upon it.

Tim Tradewell, Chairman of the Independent Retailers Association, addressed the committee in support stating that the proposal was Eastbourne's opportunity to compete with neighbouring towns and develop more modern facilities for the residents of Eastbourne. Mr Tradewell hoped that the development would attract other businesses to Eastbourne.

Darren Weir, Vice- Chair of the Eastbourne Hospitality Association, addressed the committee in support stating that the proposal would be a generation changing event for Eastbourne residents, and that new facilities were greatly needed; adding a further dimension to the tourism offer. Mr Weir stated that Eastbourne was in great need of a better quality retail mix offer. Mr Weir also was of the opinion that the design of the scheme would present an improved view for visitors when exiting the station.

Councillor Elkin, Conservative Group Leader, addressed the committee in emphasising the cross party support for the proposal. Eastbourne's primary industry was tourism and the proposal would be the opportunity to improve that offer for residents and visitors alike. Councillor Elkin highlighted the applicant's co-operation throughout the development of the scheme; and thanked them for the provision of extra parking. Councillor Elkin hoped that the development would attract other investors to the town.

Councillor Mattock, Deputy Leader of the Council, speaking on behalf of Councillor Tutt, Leader of the Council, addressed the committee, reiterating the overwhelming cross party support for the scheme. Councillor Mattock highlighted the welcome commitment to Eastbourne by means of inward investment by a private company and hoped that this would encourage other investors to the town.

Stephen Lloyd, MP, addressed the committee in supporting stating that the proposal would be a huge opportunity for Eastbourne. Mr Lloyd highlighted the cross-community support for the scheme, which would be transformational for Eastbourne. Mr Lloyd supported the considerable investment opportunity, with Eastbourne's potential being recognised. Mr Lloyd anticipated that the scheme would have a beneficial impact on housing and small retailers and increase the employment opportunities available.

Mr Simon Russian, Head of Retail Development at Performance Retail Limited Partnership (PRLP), addressed the committee in response stating that PRLP had worked hard over the past year to try and realise a significant investment in Eastbourne Town Centre. To date a considerable amount had been invested in order to get to position where PRLP had a scheme which benefited from local support and was also endorsed the Council's planning department, statutory consultees and relevant

stakeholders. This would be one of a few schemes that PRLP/L&G had been focusing on in bringing forward this year. Such schemes were few and far between up and down the country and such an investment should be looked upon favourably and supported. The scheme would bring forward a whole host of benefits including 650 jobs, new retailers to the town, improved public realm, and enhancements to the visual appearance of this gateway area to Eastbourne.

The committee considered various aspects of the proposal including the fire escape routes onto Ashford Road. The Members were reassured that a Fire Escape consultant had been involved fully in the design process and were reassured that the means of escape provided were satisfactory and in accordance with current fire regulations.

The committee agreed that the proposals were much needed in Eastbourne and hoped that the investment by PRLP would encourage regeneration in Eastbourne and improve the 'shopping experience' for residents and visitors alike. Members were also fully supportive of the compliance with the BREEAM standards.

Overall, the committee were enthused by the proposals to invest in Eastbourne, especially within the current financial climate, and agreed that the scheme had full cross party support.

**RESOLVED (A): (Unanimous)** That planning permission be granted subject to the prior conclusion of a S.106 Agreement to secure a financial contribution towards the proposed Terminus Road Improvements, a contribution towards the implementation of a Car Park Guidance System, a Travel Plan and associated audit fee, local employment initiatives and subject to the following conditions: 1) Commencement of development within five years 2) Drawing Nos. of approved plans 3) No more than 10% of the ground floor frontage of retail units within the application site to be in non-A1 use 4) Samples of all materials (internal and external) 5) Lighting Strategy 6) Signage Strategy 7) Programme of archaeological works 8) 1:1 details of edges and corners of elevations 9) Details of expansion joints 10) Details of anti-graffiti treatment 11) Shop front details 12) Details of Terminus Road entrance 13) Drainage Strategy (surface water, use of SuDs and foul) 14) Cycle parking 15) Refuse and recycling in accordance with submitted details 16) Servicing in accordance with submitted details 17) Demolition details 18) Wheel washing facilities on site 19) Construction Method Statement and Management Plan 20) Opening hours 21) Site contamination 22) Method statement for handling unspecified contamination 23) In accordance with FRA 24) Public sewer protection 25) Details of all plant and machinery (e.g. air conditioning, refrigeration units) including predicted noise levels 26) Construction access details, and details of location size of any temporary structures 27) Details of directional signage 28) Details of Local Labour Agreement (to include numbers from unemployment register, links to apprenticeships and placements from local FE & HE establishments also to include the ability for local firms to tender for elements of the construction (could be in the S106) 29) Construction Traffic Management Plan to include travel routes and number of vehicle movements 30) Foundation design 31) Details of any temporary structures/hoardings 32) Finished floor levels 33) Bird deterrent measures

34) Hours of building operations 35) Intrusive site investigation and UXO Desk Study 36) Application for stopping up order 37) Parking is provided in accordance with submitted details 38) Cycle storage and staff shower facilities 39) Submission of Travel Plan prior to commencement of use 40) No burning of waste on site 41) Colour of coloured render to be agreed 42) Comply with 2013 Part L building regulations

**RESOLVED B): (Unanimous)** That in the event that the S.106 was not concluded to the satisfaction of the Local Planning Authority by 28 February 2013 that delegated authority be given to the Senior Head of Development and Environment to refuse planning permission for the following reason; or if discussions are ongoing, to agree a reasonable extension of time for the S.106 to be signed: That the proposed development would fail to secure the provision of a financial contribution towards the proposed Terminus Road improvements, a contribution towards the implementation of a Car Park Guidance System, the provision of a Travel Plan and associated audit fee and local employment initiatives.

The meeting closed at 7.31 pm.

**Councillor Ungar  
(Chairman)**