

ADDENDUM
Eastbourne Planning Committee
Addendum Date: 23rd August 2021
Meeting date: 24th August 2021

Agenda Item No 7: Bedfordwell Depot, Bedfordwell Road.
Application Numbers 210247 and 210248 (pages 9 – 38)

A further representation has been received from Paul Humphreys (Bespoke Cycling Group), which raises concerns about the proposed cycle routing through the site.

A further representation has been received from Natural England, which agrees with the Habitats Regulations Assessment and Appropriate Assessment undertaken by Officers, in the Council's role as Competent Authority. This concludes the requirements under the Conservation of Species and Habitats Regulations 2017 (as amended).

Natural England has noted that the proposed mitigation measures would prevent harm to the protected habitats and agrees with the LPA that a maintenance and management plan for the system should be secured in granting permission, to ensure the efficacy of the mitigation measures.

Taking account of the above, the recommendation has been amended to omit conclusion of the consultation process with Natural England, but for clarity, delegation to officers is still sought to conclude consultation with ESCC, as Lead Local Flood Authority.

An additional pre-commencement condition is recommended to secure a Construction Phasing Plan, which would detail the phasing of development of the site.

Amendment to proposed condition number 30 (green/brown roofs), which would be applied only to the ancillary flat roofed structures show to have green roofs on the submitted drawings. Apartment Blocks A, B and C are not able to accommodate the green roofs for practical reasons.

Agenda Item No 8: Former site of Wood's Cottages and adjoining land.
Application Number 210485 (pages 39-64)

Additional Letter from Neighbouring Resident

It is noted there were many residents who received the Design Brochure and the applicant has commented on the responses from residents.

I have had to explain to some residents that the entire protected woodland was being cleared as developers want permission for housing. There were some residents who did not believe me purely due to the images shown in the Park Lane brochure.

There are residents who would not contact planning because they think the images shown of mature trees surrounding the estate are the existing trees being maintained.

Swanley Close is an existing retirement demographic and there are residents who do not have the internet to read and try and understand complicated plans and literature.

The planting scheme indicates trees to be planted as saplings at 2.75 metres (approx 9 feet) but the Alder tree grows at approx 1 metre per year so it will be over 15 years before any sort of maturity is reached. The trees in the gardens are approx 8 metres at full maturity after 15 years.

The "trend" for gardens when you research this is "garden bars / games room" and as this development is aimed at families then they can remove the saplings in their garden after 5 years.

The existing residents have lifetime caveats regarding their gardens and I would suggest that a lifetime caveat is attached to the estate regarding the maintenance of the planting.

I also have concerns re the "gated" entrance after seeing this being used at Park Lanes development Finchley Place. The driver kept the car engine running and door open while leaving the car to use the entry key pad. Swanley Close does not have the infrastructure in place to cope with this type of delay in entering and leaving a development.

I appreciate a couple of comments have been made previously in my initial objection but this is to clarify why other residents may not of commented. I would also like to add that although I had a home visit by Park Lane and thanked them for their time, this was not an endorsement regarding the proposed estate but a matter of courtesy for the visit.

OFFICER COMMENT: The applicant has revised the scheme and access gates are now omitted.

It is appreciated that landscaping will take time to mature but should be noted that all trees outside of garden areas are being planted at 2.75 to 3 metres height. A condition for retention of trees within gardens would not be feasible but permitted development rights have been removed from all properties and, as such, any extensions or outbuildings would need to be granted planning permission if they were to be constructed. This will enable site landscaping to be considered when these applications are being assessed.

The brochure submitted with the application provides an indicative view of the development but the scheme is assessed on the basis of formal plans only.

Revised Plans/Conditions

The application plans have been revised, with the gated access omitted and adjustments made to the attenuation pond in line with recommendations from the Lead Local Flood Authority (LLFA). The removal of the gates is supported in terms of improved accessibility and integration toward the surrounding built environment and to reduce potential for congestion on Swanley Close.

Various conditions need to be modified to take account of these revisions. These are listed below.

Para. 10.3. Approved plans condition updated to list revised plans.

Para. 10.6. Waste and refuse storage. The submitted block plan shows details of these facilities and, therefore, this condition will be altered to a compliance condition, with no further details required prior to the occupation of the proposed dwellings.

Para. 10.14. Visibility Splays. Update the approved drawing to 2021/5896/001 Rev P9 (showing gates omitted).

Drainage

The LLFA have responded to the latest drainage plans and have confirmed that they have no objection, provided the following condition is attached. The condition listed will replace that shown in para. 10.8 and will read as follows: -

The details of the surface water drainage system contained in Hazelind Consultants drawings and reports dated 09/07/2021 and 29/07/2021 should be implemented without any deviation. Any deviation from these details shall be agreed in writing by the Local Planning Authority before implementation. Prior to occupation of the development, evidence shall be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs. This shall include as built drawings and photographs. Prior to occupation of the first dwelling on this development, details of the organisation which will be responsible for the maintenance of the entire drainage system for the lifetime of the development shall be submitted to the Local Planning Authority.

Reason: To ensure the site is adequately drained and that surface water is appropriately managed in accordance with saved Policy US4 of the Eastbourne Borough Plan and paras 167 and 169 of the NPPF.

Affordable Housing- Real Time Bus Information - Community Infrastructure Levy (CIL)

Following an independent assessment of the viability of the scheme, an agreement has been made for a commuted sum of £105,657.00 to be made towards the provision of affordable housing and Real Time Bus information within the Borough. This would be secured in the section 106 legal agreement. A review mechanism would be put in place to allow for the viability of the scheme to be reassessed in two years if less than 10 of the dwellings have been constructed above slab level. This would allow the contribution to be adjusted if required.

For the approved scheme the CIL contribution would have been £141K for the scheme before Members this would rise by an additional £94K to a total of £235K.

It is clear therefore that if the Members wanted the full £105K to go towards supporting affordable housing provision the ESCC could bid against the CIL monies to provide the real time bus information.

Attenuation Pond

In para. 8.5.5 it is stated that the attenuation pond would need to be fenced and gated to prevent access by the public. The pond would, in fact, be surrounded by dense planting

which would deter access whilst enhancing biodiversity. A maintenance path would be provided to allow for regular management and maintenance as required by condition 10.8.

Relocation of Fish

It is understood that an agreement is in place for any fish found during drainage of the pond to be relocated to a local fishery. These details would be confirmed with an ecologist and an informative will be added reminding the applicant of their duties under the 2006 Animal Welfare Act.

Policy Headings

In policies listed in para. 2.2 should be listed in para. 2.3 and vice versa.