

Planning Committee

14 November 2022



Working in partnership with **Eastbourne Homes**

Time and venue:

6.00 pm in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG

Membership:

Councillor Jim Murray (Chair); Councillors Hugh Parker (Deputy-Chair) Jane Lamb, Md. Harun Miah, Amanda Morris, Colin Murdoch, Barry Taylor and Candy Vaughan

Quorum: 2

Published: Friday, 4 November 2022

Agenda

- 1 Introductions**
- 2 Apologies for absence and notification of substitute members**
- 3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**
- 4 Minutes of the meeting held on 3 October 2022 and 17 October 2022 (Pages 5 - 14)**
- 5 Urgent items of business.**

The Chair to notify the Committee of any items of urgent business to be added to the agenda.
- 6 Right to address the meeting/order of business.**

The Chair to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.
- 7 Officer Update**

Where additional information has been received by Planning Officers subsequent to the publication of the agenda, a supplementary report will be added to this item and published on the Council's website the day before the meeting to update the main reports with any late information.
- 8 Eastbourne Bandstand, Grand Parade. ID: 220770 (Pages 15 - 22)**

9 Date of next meeting held on 12 December 2022

To note the next meeting of the Planning Committee is scheduled to be held on Monday, 12 December 2022.

Information for the public

Accessibility:

Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Filming/Recording:

This meeting may be filmed, recorded or broadcast by any person or organisation. Anyone wishing to film or record must notify the Chair prior to the start of the meeting. Members of the public attending the meeting are deemed to have consented to be filmed or recorded, as liability for this is not within the Council's control.

Speaking at Planning

Registering your interest to speak on Planning Applications

If you wish to address the Committee regarding a planning application, you need to register your interest by emailing committees@lewes-eastbourne.gov.uk **by 12 noon on Thursday 10 November**. Requests made beyond this date cannot normally be accepted. Please provide your name, address and contact number, the application number and the proposed development to which it refers. You need to make clear whether you wish to speak in favour or against the application and your relationship to the site.

The Public Speaking Scheme rules place a limit on the numbers of public speeches allowed and time allotted apply. So up to 2 members of the public can speak (up to 1 objector and 1 supporter) on a first come first served basis and that one person can act as spokesperson for a group. In addition, the ward member will be allowed to speak. Anyone who asks to speak after someone else has registered an interest will be put in touch with the first person, or local ward Councillor, to enable a spokesperson to be selected. Those who are successful, will receive an email to formally confirm their request to speak has been granted. The speech should take no longer than 3 minutes (which is approximately 500 words).

Please note:

Objectors will only be allowed to speak where they have already submitted objections in writing, new objections must not be introduced when speaking.

You should arrive at the Town Hall at least 15 minutes before the start of the meeting and will be advised which microphone to use.

The Chair will announce the application and invite officers to make a brief summary of the planning issues.

The Chair will then invite speakers to the meeting table to address the Committee in the following order:

- Objector
- Supporter
- Ward Councillor(s)

The objector, supporter or applicant can only be heard once on any application, unless it is in response to a question from the Committee. Objectors are not able to take any further part in the debate.

Information for Councillors

Disclosure of interests:

Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation).

Democratic Services

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Working in partnership with **Eastbourne Homes**

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 3 October 2022 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

Councillors Peter Diplock (Deputy-Chair), Jane Lamb, Amanda Morris, Colin Murdoch, Barry Taylor and Candy Vaughan.

Officers in attendance:

Neil Collins (Senior Specialist Advisor for Planning), Helen Monaghan (Lawyer, Planning), and Emily Horne (Committee Officer)

21 Introductions

Members of the Committee and Officers present introduced themselves to all those who were present during the meeting.

22 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Md. Harun Miah.

23 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

None.

24 Minutes of the meeting held on 25 July 2022

The minutes of the meeting held on 25 July 2022 were submitted and approved as a correct record, and the Chair was authorised to sign them.

25 Urgent items of business.

There were no urgent items. An officer addendum, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

26 24 Hurst Road. ID: 220566

Demolition of existing dwelling and erection of 3no. 3-bedroom dwellings (resubmission of refused planning application 220216) - **UPPERTON.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Mr Mike Munson (neighbour) spoke in objection to the application.

The Committee sought clarification on biodiversity, trees, overlooking, footprint, flint wall, lamppost, tile hanging, loft development and archaeology. The Senior Specialist Advisor responded to the matters raised. He advised that it would be possible to condition the obscure glazing to the upper floor side facing windows and upper floor outdoor amenity space to improve privacy. Delegated authority would be required to condition the bee blocks, bird nest boxes, bat boxes, materials for tile hanging, and to control the permitted development allowance to restrict the potential for loft extensions.

Councillor Vaughan proposed a motion to approve the application in line with the officer's recommendation and to delegate to the Head of Planning to condition changes to the obscure glazing, to approve tile hanging materials, for installation of bee blocks, bird and bat boxes, and the removal of permitted development allowance on the loft conversion. This was seconded by Councillor Lamb and was carried.

RESOLVED: (Unanimously) that delegated authority be provided to the Head of Planning to allow for revisions to provide details of tile hung cladding and to seek details of obscure glazing and balcony screening and then for planning permission to be approved subject to the conditions set out in the officer's report in addition to conditions requiring the installation and retention of obscure glazing and balcony screening, for installation of bee blocks, bird and bat boxes, and the removal of permitted development allowance on the loft conversion.

27 The Counting House, Star Road (The Rainbow Public House). ID: 220220 (Planning Permission) and 220284 (Listed Building Consent)

Erection of new timber framed garden seating pods, 4 no. large olive trees planters with drinking shelves, new resin bound gravel floor finish and paved areas, new wrought iron fence and gates to Western external area – **UPPERTON.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of one further communication received since the publication of the report from the speaker relating to Paragraph 8.4.2 which incorrectly referred to the adjacent carpark as a 'public car park', this was corrected to 'private ownership'. The County Archaeologist response to the consultation requested the Historic Environment Record (HER) should be consulted. The officer recommendation was amended to allow delegated authority to reach an agreement to either omit the

recommended conditions following consultation of the HER, or attach any new conditions recommended by the County Archaeologist.

Ms John Martin (neighbour) spoke in objection to the application. Ms Shoes Simes (Lessee of the site) spoke in support of the application.

The Planning Lawyer advised the Committee to have regard to both planning and listed building applications when balancing the material considerations. It was further advised that the agenda was published in line with government legislation and the Council's Constitution.

The Committee queried the hours of use, parking, electric bike charging and noise, and the Senior Specialist Advisor responded to the matters raised. It was noted that electric charging points could be secured by condition.

ID 220220 (Planning Permission)

Councillor Morris proposed a motion to approve the planning application in line with the officer's recommendation and an additional condition for electric charging points. This was seconded by Councillor Vaughan and was carried.

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RESOLVED: (unanimously) that Planning permission be approved subject to the conditions set out in the officer's report and an additional condition for electric cycle charging points and delegate the Head of Planning to reach an agreement to either omit the recommended conditions following consultation of the HER, or attach any new conditions recommended by the County Archaeologist.

ID 220284 (Listed Building Consent)

Councillor Lamb proposed a motion to approve the Listed Building application in line with the officer's recommendation and to delegate to the Head of Planning to conclude the consultation with County Archaeologist on the Historic Environment Records (HER). This was seconded by Councillor Vaughan and was carried.

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RESOLVED: (unanimously) that Listed Building consent be granted subject to the conditions set out in the officer's report and to delegate the Head of Planning to reach an agreement to either omit the recommended conditions following consultation of the HER, or attach any new conditions recommended by the County Archaeologist.

28 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 17 October 2022.

The meeting ended at 7.11 pm

Councillor Jim Murray (Chair)

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Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 17 October 2022 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

Councillors Sammy Choudhury, Jane Lamb, Md. Harun Miah, Amanda Morris, Colin Murdoch, Barry Taylor and Candy Vaughan.

Officers in attendance:

Neil Collins (Senior Specialist Advisor for Planning), Leigh Palmer (Head of Planning First), James Smith (Specialist Advisor, Planning), Helen Monaghan (Lawyer, Planning), and Emily Horne (Committee Officer)

29 Introductions

Members of the Committee and Officers present introduced themselves to all those who were present during the meeting.

30 Apologies for absence and notification of substitute members

The Chair advised that there had been a change in membership of the Committee since the agenda was published, with Councillor Hugh Parker replacing Councillor Peter Diplock (former Deputy Chair). Apologies had been received for this meeting from Councillor Hugh Parker. Councillor Sammy Choudhury confirmed he was acting as substitute for Councillor Parker.

31 Appointment of Deputy Chair

The Chair invited nominations from Councillors for Deputy Chair of the Planning Committee.

Councillor Vaughan proposed Councillor Hugh Parker be appointed as Deputy Chair of the Planning Committee. This was seconded by Councillor Morris and was carried.

RESOLVED: by (5 votes to 0 against and 3 abstentions) that Councillor Hugh Parker be appointed as Deputy Chair of the Planning Committee.

32 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

None.

33 Minutes of the meeting held on 3 October 2022

The minutes of the meeting held on 3 October 2022 would be submitted for approval to the next meeting.

34 Urgent items of business.

There were no urgent items. An officer addendum, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

35 177-187 Terminus Road (Former TJ Hughes). ID 220633

Retention of original building façade (on Terminus and Seaside Roads), demolition of remaining building and redevelopment of the site for a mixed-use development comprising 710 sqm (GIA) of commercial space (Class E) on the ground floor with 65 residential units (Class C3) on part ground and up to six upper floors with associated communal amenity space, cycle and car parking, refuse, recycling and servicing facilities – **TOWN CENTRE.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that no further representations had been received since the publication of the report. Amended drawings had been received for an additional window on the North Street elevation. Discussions had taken place regarding the S106 contributions. Although discussions were ongoing, the scheme was not viable for financial contributions outlined in the Financial Viability Statement, and through delegated authority, Officers would resolve the servicing arrangements with East Sussex County Council Highways (ESCC) relating to contributions; highways matters, and the legal position concerning the removal of parking permits.

Ms Wilson (resident) spoke in objection to the application. Mr Chris Leach (Chair of the Eastbourne Society) spoke in support of the application. Councillor Holt, Ward Councillor, addressed the Committee in support of the application.

The Committee welcomed the proposal and the collaborative approach between the developer, residents and the Eastbourne Society. The Committee sought clarification on various points: emissions; density, total number of units, scales, roof materials, disabled parking, staircases, practicality of the amenity space, enforcement of parking permits and provision of exterior railings. Officers responded to the matters raised.

Councillor Taylor proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Miah and was carried.

RESOLVED: (Unanimously)

1. To delegate to the Head of Planning:
 - to clarify the servicing arrangements and agree them with East Sussex County Council Highways;
 - on the provision that these issues are concluded favourably, to approve planning permission subject to conditions, taking account of any revisions required following consultation, and a negotiated S106 legal agreement to include:
 - a) any contributions that the scheme can financially sustain; and
 - b) a review mechanism to ensure any market changes affecting the scheme's viability will capture any contributions that become viable.
2. If no meaningful progress is made in the S106 within 6 months of the date of this approval, then the Head of Planning be authorised to refuse the application given that the development has failed to deliver sufficient infrastructure to mitigate the impacts of the development.

36 Hadleigh Hotel, 14-22 Burlington Place. ID: 220579

Various extensions and alterations to rear up to fifth-storey level, alterations and opening up of lower ground floor to front elevation and change of use from hotel (C1) to 16 x residential flats (C3) and 12 x holiday let flats (C3) – **MEADS**.

A typographical error was noted at paragraph 8.4.3 the word 'moo-pitch' was corrected to read 'mono-pitch'.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Mr Chris Sampson (Agent), spoke in support of the application.

The Committee welcomed the restoration of the building, but raised concerns regarding access for disability scooters, charging points, loss of hotel, the potential for holiday flats to be turned into residential use, the railings and parking. Officers responded in relation to the matters raised.

Councillor Miah proposed a motion to approve the application in line with the officer's recommendation and the additional condition for charging points for electric wheelchairs and e-bikes. This was seconded by Councillor Vaughan and was carried.

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RESOLVED: (by 7 votes to 0 against, and 1 abstention) that Planning permission be approved subject to a S106 Agreement to secure affordable housing and a local labour agreement; submission of acceptable landscaping details as reserved matters, the conditions set out the officer's report and an additional condition to secure charging points for electric wheelchair and e-

bikes.

(The Committee paused for a 5 minute comfort break at the end of this item).

37 Wood Winton, 63a Silverdale Road. ID: 220535

Section 73A retrospective application for the Installation of doors and windows to all elevations to house 1 (following the approval of planning application 190861) - **MEADS**.

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Mr Dennis Scard (Chair of Meads Community Association) spoke in objection to the application.

The Committee raised strong concerns regarding overlooking, potential for the glazing of the obscure windows to be a covering and not fixed shut as requested.

The Lawyer advised the Committee that the retrospective application must be considered on its own merits and any refusal must have robust reasons.

The Senior Specialist Advisor recommended an additional condition prior to the grant of any permission for delegated authority to oversee the installation of obscure glazing to be retained for the lifetime of the development. The Committee further requested the opening sash windows be replaced with fixed sash windows, and not screwed shut.

Councillor Taylor proposed a motion to refuse the application against the officer's recommendation. This was not seconded and the motion was lost.

Councillor Taylor requested a named vote and this was agreed.

Councillor Miah proposed a motion to approve the application in line with the officer's recommendation and the additional condition for delegated authority to oversee the installation of obscure glazing and opening sash windows to be fixed, before the grant of consent. This was seconded by Councillor Vaughan and was carried.

RESOLVED (by 7 votes to 1 against): that planning permission be approved subject to the conditions set out in the officer's report and to delegate the Head of Planning to oversee the installation of the obscure glazing and the sash windows to be fixed shut prior to the grant of consent, for the lifetime of the development.

(For: Councillors Murray, Choudhury, Lamb, Miah, Morris, Murdoch and Vaughan. Against: Councillor Taylor. No abstentions).

38 Devonshire Park, College Road. ID: 220671

Reconstruction of miniature temple in a new location - **MEADS**.

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Mr Chris Leach (Chair of the Eastbourne Society) spoke in support of the application.

The Committee welcomed the proposal.

Councillor Miah proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Lamb and was carried.

RESOLVED (unanimously): that Planning permission be approved subject to the conditions set out in the officer's report.

39 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 14 November 2022.

The meeting ended at 7.48 pm

Councillor Jim Murray (Chair)

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Agenda Item 8

Report to: Planning Committee
Date: 14th November 2022
Application No: 220770
Location: Eastbourne Bandstand, Grand Parade, Eastbourne, BN21 3EH
Proposal: Structural repair works to the stage, mortar and faience tiles repair and roof repairs
Applicant : Eastbourne Borough Council
Ward: Town Centre
Recommendation: Approve pursuant to conditions

Contact Officer: **Name:** Neil Collins
Post title: Senior Specialist Advisor - Planning
E-mail: neil.collins@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Map Location:



1. **Executive Summary**

- 1.1 This application is brought to the Planning Committee in line with the Scheme of Delegation as it is a Council application.
- 1.2 The works proposed to this Grade II listed building comprise replacement of the existing degraded stage structure with a beam and block replacement stage floor, together with other essential repair works to the stage access steps, the roof, mortar and faience on the external envelope of the building.
- 1.3 The works are essential and required to bring the building back into use and are wholly supported by Officers and heritage specialists.
- 1.4 The application is recommended for approval, subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 16. Conserving and enhancing the historic environment.

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C1: Town Centre Neighbourhood Policy
- D1: Sustainable Development
- D5: Housing
- D7: Community Sport and Health
- D8: Sustainable Travel – A2021 Quality Bus Corridor
- D9: Natural Environment
- D10: Historic Environment
- D10a: Design.

2.3 Eastbourne Borough Plan 2001-2011:

- NE4: Sustainable Drainage Systems
- NE7: Waste Minimisation Measures in Residential Areas
- UHT1: Design of New Development
- UHT2: Height of Buildings
- UHT4: Visual Amenity
- UHT15: Conservation Areas
- US3: Infrastructure Services for Foul Sewage and Surface Water Disposal
- US4: Flood Protection and Surface Water Disposal
- US5 Tidal Risk.

2.4 Eastbourne Town Centre Local Plan 2013

2.5 Supplementary Planning Documents and other relevant documents

Sustainable Building Design SPD.

3. **Site Description**

- 3.1 The application site comprises a much loved heritage asset, known as Eastbourne Bandstand and is located prominently on Grand Parade, on Eastbourne Seafront.
- 3.2 The Bandstand, together with the attached colonnade and viewing decks was built in 1935 to the designs of the Borough Council Engineer at the time, Leslie Roseveare, as part of a seafront improvement scheme, which replaced a former Victorian bandstand shown in an 1899 Frith photograph.
- 3.3 The structures are Grade II statutory listed. The layout of the bandstand and surrounding structures is of a symmetrical design with the bandstand set in a sweeping open arcade facing two covered viewing decks topped with an open viewing area, all to take advantage of the change in level from the promenade to the seafront. The bandstand is of circular plan form which is truncated on the seaward side.
- 3.4 The bandstand has a deep blue shallow saucer roof in two steps surmounted by a conical finial (now replaced in glass reinforced plastic). The moulded cornice incorporates a strip of opaque brown and yellow glass providing integral lighting. The roof is supported by four giant fluted composite columns set on a raised fluted podium with a flight of steps at each side.
- 3.5 The bandstand and colonnade are constructed in a steel frame. The stage floor is a timber floor supported on steel beams and brickwork. The colonnade has in-situ reinforced concrete decks clad in faience and various stone features. Since the 1960's the building has undergone various repair programmes and interventions, including the replacement of significant sections of the structure, particularly the bandstand dome roof structure and column supports.
- 3.6 The statutory listing description held by Historic England provides the following Statement of Significance: 'A stylish and ambitious seaside improvement scheme of 1935 in Neo-Grec style of several different colours of faience tiles comprising bandstand, colonnade and two covered viewing decks'.
- 3.7 The site is located within the Town Centre Neighbourhood and the Town Centre and Seafront Conservation Area, as defined by the Eastbourne Core Strategy 2013.
- 3.8 The site falls within a Ground Water Source Protection Zone.

4. **Relevant Planning History**

- 4.1 190785
Structural engineering investigation.
Listed Building Consent.
Approved conditionally.

Decision Date: 13 December 2019.

4.2 130479

The repair, restoration and re-detailing of the following areas: 1. Central Bandstand. 2. Lower Colonnade. 3. Upper Colonnade. 4. Terraced Seating Areas. 5. Terraced Soffit and Fascia's together with general internal fabric repairs generally. 6. Other repairs in connection with the above.

Listed Building Consent.

Approved conditionally.

Decision Date: 23 September 2013.

5. **Proposed Development**

5.1 The application seeks Listed Building Consent for urgent works to the building in the interest of safety, to bring the building back into use and for the longevity of the heritage asset.

5.2 The proposals are restricted to the bandstand itself (no works are proposed for the surrounding colonnade and associated structures). The works comprise replacement of the existing stage and to repair parts of the building, including parts of the faience on the external envelope of the building, roof, mortar and access steps.

5.3 The stage structure would be entirely replaced with a new beam and block design, which would incorporate new drainage channels and door runners.

6. **Consultations**

6.1 Specialist Advisor (Conservation)

6.1.1 The Specialist Advisor (Conservation) has been involved in discussions preceding submission of this application and is wholly supportive of the proposals from a heritage perspective.

6.2 Conservation Advisory Group (CAG)

6.2.1 At the time of writing, the CAG are yet to meet to consider this application and their meeting is scheduled prior to Planning Committee consideration. Therefore, the outcome of that meeting will form part of the addendum to Members prior to Planning Committee.

6.3 Historic England

6.3.1 There is no statutory requirement to consult Historic England regarding this listed building consent application. Informal views are sought and are yet to be received at the time of writing.

7. **Neighbour/Public Representations**

7.1 Statutory notification of this application has been undertaken in the form of a site notice displayed at the site and a press advert in a locally distributed newspaper.

7.2 No letters of objection have been received in relation to the application.

8. Appraisal

8.1 Design and Heritage

- 8.1.1 The proposals comprised in this application are wholly in the interest of the ongoing life of the building, both as heritage and community asset and cultural and tourist attraction. The considerations for this application are centred around the impacts upon the special architectural interest of the listed building and its significance as a heritage asset.
- 8.1.2 The NPPF requires applicants and the LPA to assess the significance of any heritage assets that would be affected by proposals. In determination of applications, LPAs are required specifically to take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 8.1.3 Principal 3.2 of English Heritage's Conservation Principles (2008) states that, *'the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it'*.
- 8.1.4 Focussing first on the stage replacement works, this part of the proposal is led by a structural inspection undertaken on the 26th of August 2022, which revealed considerable damage of existing fabric. It should be noted that the stage structure is not historic/original building fabric and comprises a timber joist subfloor supported by steels with a marine ply stage surface. The timber is significantly deteriorated, suffering from wet rot, such that the structure is unsafe for use and is performing poorly with significant water ingress being a main symptom. The existing timber stage floor is suffering from wet rot in a number of locations. Despite attempts to prop the joists and steel beams, the floor structure is now dangerous and require replacement.
- 8.1.5 The application seeks consent to first strip out the deteriorated material and stage structure and to replace with a new design. Prior to any works taking place, the protective timber doors that run around the perimeter of the stage area would be removed and stored for later reintroduction to the structure following completion of the works.
- 8.1.6 The proposed replacement stage incorporates a 'beam and block' design, which would utilise a concrete block structure below the stage area that would provide support for the horizontal steel beams supporting the stage surface. This would provide independent

loading support, rather than the load being bore by the existing building, although the substrate would be tied into the historic fabric to prevent movement. The finished stage surface would comprise a limecrete screed, which is breathable, durable for the intended use in this harsh marine environment and would provide a high-quality finish aesthetically.

- 8.1.7 The exact specification of the structural materials and their treatment is yet to be finalised and will seek to provide the best performance in this difficult marine environment. It is intended that the steel members will be hot dip galvanised.
- 8.1.8 The stage would incorporate drainage channels and the timber door runners, which would accommodate the renovated timber doors in the interest of weatherproofing of the structure going forward.
- 8.1.9 Turning to other proposed works, these include: repair to cracks in the existing valance masonry wall, repairs to damaged faience on the external envelope of the building, together with repairs to the roof structure, mortar and access steps aside the stage area.
- 8.1.10 The submitted Heritage Design and Access Statement provides full justification for the works and the impacts, and potential impacts, upon the significance of the heritage asset. It concludes that the *'installation of the proposed stage construction will not impact the architecture of historic importance of the Bandstand'*.
- 8.1.11 This summation of the salient considerations is wholly supported by the Council's Conservation Specialist Advisor.
- 8.1.12 The proposals will preserve the significance of this heritage asset and are supported in principle by Officers and recommended to the Planning Committee for approval subject to conditions, including to confirm the exact material specifications and their finishes. This flexibility in the final specification is important given that investigative works may inform slight variations in the these specification choices.

9. **Human Rights Implications**

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. **Recommendation**

- 10.1 Grant Listed Building Consent subject to conditions, as listed below:
- 10.2 **Time Limit** The development hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.3 **Approved Plans** The development hereby permitted shall be carried out in accordance with the following approved drawings:

- To be updated by Addendum

Reason: For the avoidance of doubt and in the interests of proper planning.

10.4 **Material Specifications** Prior to commencement, exact material specifications and finishes shall be submitted to and agreed in writing by the Local Planning Authority, Thereafter, all works shall be undertaken strictly in accordance with the details approved.

Reason: In the interest of the significance of the heritage asset.

11. **Appeal**

11.1 Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

12. **Background Papers**

12.1 None.

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