

Planning Committee

23 January 2023



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, 13 January 2023

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 14 November 2022. (Pages 5 - 6)**
- 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 Langney Service Station, Langney Rise. ID: 220726 (Pages 7 - 14)**
- 9 Eastbourne District General Hospital, Kings Drive. ID: 220862 (Pages 15 - 26)**

10 Date of next meeting

To note the next meeting of the Planning Committee is scheduled to be held on Monday, 27 February 2023.

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 19 January**. 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

For any further queries regarding this agenda or notification of apologies please contact 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 14 November 2022 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

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

Officers in attendance:

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

40 Introductions

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

41 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Hugh Parker, Deputy Chair.

42 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.

Councillor Parker, was not present for the meeting due to a prejudicial interest in item 46, Eastbourne Bandstand as he is the director of the Friends of Eastbourne Bandstand CIC.

43 Minutes of the meeting held on 3 October 2022 and 17 October 2022

The minutes of the meeting held on 3 October and 17 October 2022 were submitted and approved as a correct record, and the Chair was authorised to sign them.

44 Urgent items of business.

There were no urgent items.

45 Officer Update

An officer addendum was circulated to the Committee prior to the start of the meeting, updating the main report on the agenda with any late information (a

copy of which was published on the Council's website).

46 Eastbourne Bandstand, Grand Parade. ID: 220770

Structural repair works to the stage, mortar and faience tiles repair and roof repairs – **TOWN CENTRE.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that the Conservation Advisory Group (CAG) had met since the publication of the report and their views were reported in the addendum. Attention was drawn to the wording of Condition 10.4 of the Officers Committee report. Historic England (HE) had made no further comments on the application and no further representations had been received since the publication of the committee report.

The Committee queried the condition of the protective timber doors and their reinstatement, flooring and retaining the materials to listed building status. Members welcomed the closure of the timber doors to protect the Bandstand, but raised questions over maintenance and emphasised the importance of starting works as soon as possible. The Senior Specialist Advisor responded to the matters raised and would recommend to the Development Team the reinstatement of the protective timber doors as soon as possible.

Councillor Taylor requested that there be a named vote and this was approved.

Councillor Vaughan proposed a motion to approve the Listed Building application in line with the officer's recommendation. This was seconded by Councillor Morris and was carried.

RESOLVED: (by 6 votes for and 1 against) that Listed Building consent be granted subject to the conditions set out in the officer's report.

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

47 Date of next meeting held on 12 December 2022

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 12 December 2022.

The meeting ended at 6.40 pm

Councillor Jim Murray (Chair)

Agenda Item 8

Report to: Planning Committee
Date: 23rd January 2023
Application No: 220726
Location: Langney Service Station, Langney Rise, Eastbourne
Proposal: Erection of single storey rear extension to existing sales building
Applicant: Motor Fuel Group LTD
Ward: Langney
Recommendation: Grant planning permission, subject to conditions.
Contact Officer: **Name:** Chloe Timm
Post title: Specialist Advisor - Planning
E-mail: chloe.timm@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Site Location:



1.	Executive Summary
1.1	The application is presented before planning committee due to the level of objections received on the proposed scheme (11 objections received).
1.2	The application comprises a single storey extension to the existing sales building of Langney Service Station and the installation of an external chiller unit.
1.3	Planning permission was previously granted under delegated authority for a similar proposed extension (ref: 181098) which has now expired due to the passing of three years since the decision and no substantive start on works having been made on site.
1.4	Following representations received on the application regarding concerns of noise nuisance from the proposed external chiller, the application has been amended to remove the external chiller to the rear and instead have an internally linked storeroom to the side of the proposed extension.
1.5	The application is considered to be acceptable in policy terms and would not lead to significant noise disturbance for neighbouring occupants with the imposition of a condition for prior agreement of any proposed plant.
1.6	The proposal complies with national and local planning policies and is therefore recommended for approval, subject to conditions.

2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework</u></p> <p>2. Achieving sustainable development</p> <p>4. Decision making</p> <p>8. Promoting healthy and safe communities</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>14. Meeting the challenge of climate change, flooding, and coastal change</p> <p>15. Conserving and enhancing the natural environment</p> <p>16. Conserving and enhancing the historic environment.</p>
2.2	<p><u>Eastbourne Core Strategy Local Plan 2006-2027:</u></p> <p>B1 Spatial Development Strategy and Distribution</p> <p>B2 Creating Sustainable Neighbourhoods</p> <p>C8 Langney Neighbourhood Policy</p> <p>D4 Shopping – Langney Shopping Centre (District)</p>

	D5 Housing D10a Design.
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>HO2: Predominantly Residential Areas HO20: Residential Amenity NE4: Sustainable Drainage Systems NE28: Environmental Amenity UHT1: Design of New Development UHT4: Visual Amenity UHT5: Protecting Walls/Landscape Features UHT7: Landscaping US4: Flood Protection and Surface Water Disposal US5 Tidal Risk TR2: Travel Demands TR6: Facilities for Cyclists TR11: Car Parking Policy NE18: Noise Policy NE28: Environmental Amenity.</p>
2.4	<p><u>Supplementary Planning Documents and other relevant guidance</u> Sustainable Building Design SPD.</p>

3.	Site Description
3.1	The application site is occupied by an existing petrol station location on the western side of Langney Rise, adjacent to the housing development of Finchley Place and the vehicular entrance to the Langney Shopping Centre.
3.2	Within the site there are a set of petrol pumps located centrally with the forecourt covered by a canopy adjoined to the existing sales building situated towards to the south west of the site.
3.3	To the south east elevation of the existing sales building is a jet wash bay.

4.	Proposed Development
4.1	The application is seeking permission for the erection of a single storey extension to the existing sales building and the erection of an internally accessed store to the side elevation of the proposed extension.
4.2	It is proposed to replace the existing shopfront with a new aluminium frame with auto-sliding door and a new ATM machine.
4.3	The application includes redecoration of the existing building and removal of the existing jet wash bay.

5.	Relevant Planning History
5.1	The site has a long planning history the most relevant being:
5.2	<u>150820</u> Planning Permission Installation of two new steel double skinned underground storage tanks and associated fuel infrastructure with replacement new pump dispensers to existing petrol filling station. Approved Conditionally 30/09/2015.
5.3	<u>181098</u> Planning Permission Proposed erection of a single storey rear extension to forecourt sales building along with changes to the site layout to include the provision of 3no staff parking bays, relocation of the water, air & vac machines, relocation of existing jet wash bay and installation of 1no new jet wash bay. Approved Conditionally 27/03/2019.
5.4	<u>211048</u> Variation of Condition Application for variation of condition 2 (plans) following grant of planning permission 27 March 2019 (PC/181098) to increase the length of the single storey extension Approved conditionally 02/09/2022.

6.	Other Representations
6.1	<u>Neighbour Representations:</u> 11 Objections have been received cover the following points: <ul style="list-style-type: none"> • Noise pollution from the external chiller

	<p>Officer response: A condition is recommended at paragraph 9.4, which requires specification details to be submitted and approved by the LPA prior to any plant coming into use. This would be agreed with the Council's Environmental Protection and Housing team to ensure neighbour amenity protection.</p> <ul style="list-style-type: none"> • Height of the extension is overbearing <p>Officer Response: The proposed extension would be single-storey and slightly reduced in height from the existing building.</p> <ul style="list-style-type: none"> • Impact on privacy and overlooking to surrounding occupiers <p>Officer Response: There are no windows proposed to the extension and therefore no outlook onto the surrounding occupiers.</p> <ul style="list-style-type: none"> • Unsociable behaviour <p>Officer Response: The proposed development will not encourage unsociable behaviour, the range of goods to be sold will be expanded and a bakery installed which will be in operation during daytime hours only.</p> <ul style="list-style-type: none"> • Increased traffic within the site <p>Officer Response: The proposed development would not result in a significant increase in traffic within the site, given the existing use as a service station.</p> <ul style="list-style-type: none"> • Impacts to view <p>Officer Response: The impact upon, or loss of, views is not a material planning consideration in the assessment of planning applications.</p> <ul style="list-style-type: none"> • At the time of approval of the original application properties of Finchley Place had not been in situ. <p>Officer Response: The development of Finchley Place has been considered in the assessment of this application.</p>
6.2	<p><u>Other Representations:</u> None.</p>

7.	Appraisal
7.1	<p><u>Principle:</u></p> <p>There is no objection in principle to the proposed development and making alterations to the building provided it would be designed to a high standard, respect the established character of the area and would not</p>

	<p>have an adverse effect on the amenity and is in accordance with the policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2021).</p>
7.2	<p><u>Design, Character and Impact Upon Area:</u></p> <p>The design of the proposed scheme is considered to be in keeping with the host building, the extension will be facing brickwork painted grey to match the redecoration works to the existing building.</p> <p>The height of the extension is stepped down from the host building to make it subservient and to minimise an overbearing impacts a full height extension may have had.</p>
7.3	<p><u>Residential Amenity</u></p> <p>The proposed extension to the existing sales building is not considered to have a detrimental impact on the amenities of the adjoining occupiers or the surrounding area.</p> <p>The proposal is for a single storey extension that will be approximately 3.9m high, approximately 0.3m below the total height of the existing building and would extend the current building by approximately 11m. There are no windows proposed within the extension and one doorway to the rear.</p> <p>It is noted that objections have been received with regards to an impact on the privacy of the surrounding occupiers, however, the proposed extension will have no windows and therefore no outlook. The proposed scheme is not considered to impact on the privacy of the occupiers surrounding the site.</p> <p>Objections also raised concerns with regards to the height of the proposed extension, the height of the extension is not considered to be overbearing when taking into consideration the sales building that exists already on site. It is noted that there are residential properties within close proximity to site however, the proposed scheme is not thought to have a detrimental impact in terms of loss of light or overshadowing to those surrounding.</p> <p>Objections raise concerns regarding the noise the external chiller will produce and that this would need to be run 24 hours a day, which may cause noise pollution to the occupiers surrounding. The application has since been amended and the external chiller has been removed from the proposal.</p> <p>The proposal is for a new bakery to be installed within the extension, to ensure the amenity of the residential occupiers surrounding in terms of noise and odour, a condition will be attached to the decision notice requiring details of any new plant proposed to come into operation at the site will need to be submitted prior to instalment.</p>

7.4	<p><u>Use</u></p> <p>The proposed extension will form part of the sales building for the existing petrol station and will provide a bakery operating between the hours of 06:00 and 17:00. There is no change of use within the site proposed.</p>
7.5	<p><u>Transport and Parking</u></p> <p>The application site is an existing petrol station, the proposed extension to the sales building will not result in a significant increase of traffic to and from the site.</p> <p>The proposal includes the provision of 3no additional parking spaces.</p>
7.6	<p><u>Other Matters</u></p> <p>The Langney Shopping Centre site, including the service station area, has a tree condition relating to the original planning permission. The proposed scheme does not include any works to trees.</p> <p>Objections raised concerns over a loss of a view and anti-social behaviour within the site. A right to a view is not a material planning consideration and does not form part of the decision-making process. Antisocial behaviour within the site is outside of the scope of the planning application, an extension to the existing building does not raise concerns over anti-social behaviour in terms of planning, and any issues would need to be reported using the correct channels.</p>
7.7	<p><u>Planning Obligations</u></p> <p>None.</p>
7.8	<p><u>Human Rights Implications</u></p> <p>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 considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>
7.9	<p><u>Conclusions</u></p> <p>This application is recommended for approval, subject to the below schedule of conditions.</p>

8.	Recommendations
8.1	Grant Permission subject to conditions.

9.	Conditions
9.1	<p>Timeframe: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) / To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
9.2	<p>Drawings: The development hereby permitted shall be carried out in accordance with the following approved drawings:</p> <p>Drawing: 13829-LP – Location Plan Drawing: 13829-BP – Block Plan Drawing: 13829-202 – Proposed Site Layout Drawing: 13829-205 – Proposed Sales Building Layout Drawing: 13829-206 – Proposed Sales Building Elevations</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
9.3	<p>Materials: The external finishes of the development hereby permitted shall be as stated on the approved drawings and within the submitted application form.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.</p>
9.4	<p>Plant Details: No plant and/or machinery shall come into operation until full specifications, and any mitigation measures required to achieve this condition, have first been submitted to and approved in writing by the Local Planning Authority. The rating level of the sound emitted from the site shall not exceed 48 dBA between 0700 and 2300 hours and 37 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest residential premises. The measurements and assessment shall be made according to BS 4142:2014.</p> <p>Reason: In the interest of protecting residents against the potential for future noise disturbance.</p>

10.	Appendices
10.1	None.

11.	Background Papers
11.1	None.

Agenda Item 9

Report to: Planning Applications Committee
Date: 23rd January 2023
Application No: 220862
Location: Eastbourne District General Hospital, Kings Drive, Eastbourne
Proposal: Removal of existing modular ward building erection of a three-storey clinical extension with associated roof top plant located on an existing car park
Applicant: Mr Chris Hodgson
Ward: Ratton
Recommendation:

1. Delegate to the Head of Planning to:
 - a) Liaise with ESCC Highways with regard to any proposed heads of terms for S106 and any additional conditions; and on conclusion of this consultation process:
2. Approve with conditions, subject to S106 Agreement to secure:
 - a) Local Labour Agreement
 - b) Travel Plan
 - c) Any additional ESCC Highways requested heads of terms.

Contact Officer: **Name:** Emma Wachiuri
Post title: Specialist Advisor - Planning
E-mail: Emma.Wachiuri@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Site Location:



1.	Executive Summary
1.1	The application is presented to the Planning Committee due to the scale of development being classed as a major application due to the internal floor area exceeding 1000m ² .
1.2	The application seeks planning permission for the removal of existing modular ward building and the erection of a three-storey clinical extension with associated roof top plant located on part of existing car park for additional Elective Care Theatres.
1.3	The building would comprise 4279 sqm total gross internal floor space; a 3622 sqm net increase in internal floor space.
1.4	The application is considered to comply with national and local planning policies and is recommended for approval, subject to conditions.

2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework</u></p> <p>2. Achieving sustainable development</p> <p>4. Decision making</p> <p>8. Promoting healthy and safe communities</p> <p>9. Promoting sustainable transport</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>14. Meeting the challenge of climate change, flooding and coastal change</p> <p>15. Conserving and enhancing the natural environment</p> <p>16. Conserving and enhancing the historic environment.</p>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution</p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C5: Ocklynge & Rodmill Neighbourhood Policy</p> <p>D1: Sustainable Development</p> <p>D7: Community, Sport and Health</p> <p>D8: Sustainable Travel</p> <p>D9: Natural Environment</p> <p>D10: Historic Environment</p>

	D10A: Design.
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>NE4: Sustainable Drainage Systems NE28: Environmental Amenity UHT1: Design of New Development UHT4: Visual Amenity UHT5: Protecting Walls/Landscape Features UHT7: Landscaping US4: Flood Protection and Surface Water Disposal US5 Tidal Risk TR2: Travel Demands TR4 Quality Bus Corridors TR6: Facilities for Cyclists TR11: Car Parking LCF21: Retention of Community Facilities.</p>
2.4	<p><u>Eastbourne Employment Land Local Plan (ELLP- adopted 2016)</u> Policy EL1 – Economy and Employment Land.</p>
2.5	<p><u>Supplementary Planning Documents and other relevant guidance</u> Sustainable Building Design SPD Trees and Development SPG Local Employment and Training SPD EBC Sustainability in Development TAN EBC Biodiversity Net Gain TAN EBC Electric Vehicle Charging Points TAN.</p>

3.	Site Description
3.1	The application site relates to an existing staff car park within the grounds of Eastbourne District General Hospital featuring a prefabricated modular unit that would be demolished to pave way for the proposed 3-storey building.
3.2	The site is located within the 'Ocklynge and Rodmill' as identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013).

3.3	<u>Site Constraints</u> Predominantly Residential Area Source Protection Zone.
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4.	Proposed Development
4.1	The application is seeking permission for the removal of existing modular ward building erection of a three-storey clinical extension with associated roof top plant located on an existing car park.
4.2	The proposed building would have its own patient entrance and vertical circulation, it would also link back to the existing Phase 1 hospital. The proposal consists of the following accommodation: <ul style="list-style-type: none"> • Ground Floor Elective Theatres Department • First Floor 24no. bed Ward • Second Floor Associated Internal and External Plant.
4.3	The proposed external materials would be a dark grey brick finish with the upper floors as a grey rainscreen cladding.
4.4	The proposal would be located on an existing staff car park leading to reduction by 66 spaces from 104 spaces to 38 spaces, but within the general hospital site 1073 spaces will still be available on site for staff on permit-controlled staff car park.

5.	Relevant Planning History:
5.1	The site has a long planning history the most relevant being:
5.2	EB/1993/0580 Provision of a cytotoxic drugs preparation area within the existing building. Approved 1994-01-13.
5.3	EB/1993/0536 Replacement of existing clinical waste incineration plant and waste control station with new facility located in proposed building at rear of hospital for disposal of clinical waste for the Eastbourne District and other neighbouring health care premises. Section 106 Agreement 1994-01-25.
5.4	EB/1992/0305 Single storey extension to provide a day surgery unit with 2 theatres Approved Conditional 1992-09-08.

5.5	EB/1991/0088 Extension to waiting area in accident and emergency section CLC 1991-04-02.
5.6	EB/1990/0239 Erection of a three storey building with fenced garden area comprising ground floor creche, first floor paediatric development unit, second floor district diabetes centre, provision of car parking facilities clc 1990-05-22.
5.7	EB/1984/0587 PHASE II - 3/ST clinical block, 1 & 2/st psychiatric block, 1/2/3/st blocks for staff accom, s/st extn to works dept, xray dept addtn, 2 replacement tennis courts & addl car parking accom CLC 1985-02-19.

6.	Consultations:
6.1	<u>ESCC Archaeology:</u> The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions. Recommend for approval in principle subject to the imposition of conditions.
6.2	<u>Specialist Advisor (Environmental Health):</u> No comments had not been received at the time of writing this report.
6.3	<u>Specialist Advisor (Arboriculture):</u> No comments had not been received at the time of writing this report.
6.4	<u>ESCC Development Control Manager:</u> No comments had not been received at the time of writing this report.
6.5	<u>Specialist Advisor (Regeneration)</u> A review of the application for planning permission for the above site identifies: <ul style="list-style-type: none"> • 4279 sqm total gross internal new floor space, 3622 sqm net internal floor space.

	<p>The planning application qualifies for a local labour agreement as it meets the thresholds for a commercial development as detailed on page 11 of the Employment and Training Supplementary Planning Document adopted November 2016.</p> <p>The demolition and new build will enable local contractors to tender for contracts and provide construction jobs locally. It will also be beneficial to local trade suppliers.</p> <p>Although the new building may not create additional operational jobs it will enable the continuation of employment, via re-deployment at a time of predicted austerity and economic uncertainty.</p> <p>In the event of the planning application being approved Regeneration requests it is subject to a local labour agreement.</p>
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7.	Other Representations:
7.1	<p><u>Notification</u></p> <p>Notification of this application has been undertaken in the form of:</p> <ul style="list-style-type: none"> a. neighbour notification letters b. site notices displayed in roads neighbouring the site; c. advert published in the local newspaper.
7.2	<p><u>Neighbour Representations:</u></p> <p>No representations have been received following neighbour notification.</p>
7.3	<p><u>Other Representations:</u></p> <p>None.</p>

8.	Appraisal:
8.1	<u>Key Considerations:</u>
8.2	<p><u>Principle:</u></p> <p>There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants and other material planning considerations, pursuant to the requirements of the National Planning Policy Framework (2021), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.</p>

8.3	<p><u>Design, Character and Impact Upon Landscape:</u></p> <p>The proposed building would be a maximum of 3-storey in height which is in keeping with the existing buildings with the wider Hospital site.</p> <p>The building would be set well away from any main roads and partially screened by the existing building from public views and given the scale, mass and design is in keeping with the existing it is considered that the impact on design and visual amenity is acceptable.</p> <p>The proposed external materials would be a dark grey brick finish with the upper floors as a grey rainscreen cladding. According to the submitted design and access statement the over cladding works would address energy efficiency issues, water and air leakages as well as the extreme weathered look of the existing building. The existing building is built of varied external materials with the closest Phase 2 building being of modern appearance. The proposal is thus considered to have acceptable impacts on design, character of the street scene.</p>
8.4	<p><u>Impact Upon Heritage Assets:</u></p> <p>The proposed development is within an Archaeological Notification Area associated with An Archaeological Notification Area associated with prehistoric wetlands, as well as prehistoric Roman, medieval and post-medieval sites.</p> <p>The County Archaeology Officer has assessed the application and has commented that the archaeological desk-based assessment submitted as part of this application has concluded that the site has a moderate potential to contain evidence for prehistoric activity, a high potential to contain evidence for Roman and post-medieval activity (the latter probably limited to evidence related to agricultural activity), and a low potential for all other periods. We generally concur with this assessment.</p> <p>They advised that on the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved <i>in situ</i> or, where this cannot be achieved, adequately recorded in advance of their loss.</p> <p>Archaeology details can be sought via a planning condition.</p>
8.5	<p><u>Transport and Parking:</u></p> <p>The proposal would be located on an existing staff car park leading to reduction by 66 spaces from 104 spaces to 38 spaces (in this part of the site).</p>

	<p>The submitted Transport Statement (TS) indicates that 1073 staff parking spaces would be retained within the Hospital grounds and there will be no change to visitor / patient parking numbers. The staff car park is operated by a permit system and therefore its use is carefully controlled taking account of shift patterns. The TS also includes a parking survey of surrounding roads, which identifies that there is on-street capacity of 473 spaces.</p> <p>The application is accompanied by a Travel Plan, which commits that East Sussex Health Care Trust will promote a modal shift in travel to and from the site for staff. This would be secured by S106 legal agreement. In the unlikely event some parking is displaced on street, as detailed within the parking surveys within Section 3, there are 473 on street spaces available within a 1000 metre walk of the site.</p> <p>The Local Highway Authority comments had not been received at the time of writing this report.</p>
8.6	<p><u>Residential Amenity:</u> There is no impact on residential amenity as there are no residential properties in the close vicinity.</p>
8.7	<p><u>Flooding and Drainage:</u></p> <p>The application site is not within an area at risk of flooding according to the Environment Agency's Flood Map for sea, river or surface water flooding. Policy D9 of the Core Strategy requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage, however the application site is currently a hard-surfaced car park and some part occupied by a modular and thus the proposal would not increase the risk of flooding compared to the existing.</p>
8.8	<p><u>Ecology and Biodiversity:</u></p> <p>A Preliminary Ecological Appraisal Report was submitted as part of this application which has concluded that no evidence was recorded on site which would suggest that the development proposals are likely to have a major adverse effect upon biodiversity. The main body of the site is formed of building, hard / bare ground and grassland with limited species diversity; this habitat is of limited ecological value.</p> <p>The proposal has considered the ecological enhancement within the proposed development and this can be secured by way of a condition.</p>
8.9	<p><u>Planning Obligations:</u></p> <p>The planning application qualifies for a Local Employment and Training Agreement as it meets the thresholds for a commercial development as detailed on page 11 of the Employment and Training Supplementary Planning Document, adopted November 2016.</p>

	<p>The Regeneration team requests that were any approval to be given it is subject to a Local Employment and Training Agreement. This agreement would be secured by S106 legal agreement.</p> <p>The Travel Plan for the development would be secured by S106 agreement, together with any additional heads of terms that are requested by ESCC Highways, comments from whom are yet to be received at the time of writing.</p>
8.10	<p><u>Human Rights Implications:</u></p> <p>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.</p>
8.11	<p><u>Conclusions:</u></p> <p>This application is recommended for approval, subject to the below schedule of conditions together with local labour legal agreement.</p>

9.	Recommendations
9.1	Recommendation to approve the application subject to the following conditions:

10.	Conditions
10.1	<p>TIME LIMIT: The development hereby permitted shall be begun before the expiration of three years from the date of permission.</p> <p>Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
10.2	<p>DRAWINGS: The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 15/11/2022:</p> <ul style="list-style-type: none"> • ESBECS-GDA-V1-S1-DR-A-1001_P02_Location Plan • ESBECS-GDA-V1-S2-DR-A-1001_P02_Existing Site Plan 1_1000 • ESBECS-GDA-V1-S2-DR-A-1002_P03_Proposed Site Plan 1_1000 • ESBECS-GDA-V1-S3-DR-A-1002_P03_Proposed Site Plan 1_500 • ESBECS-GDA-V1-00-DR-A-9901_P01_Ground Floor GA Plan • ESBECS-GDA-V1-01-DR-A-9901_P01_First Floor GA Plan • ESBECS-GDA-V1-02-DR-A-9901_P01_Second Floor GA Plan • ESBECS-GDA-V1-XX-DR-A-1002_P02_Proposed Elevations • ESBECS-ITR-XX-00-DR-L-0001_P01_General Arrangement Plan

	<ul style="list-style-type: none"> • ESBECS-GDA-V1-XX-DR-A-9903_P01_Demolition Plan <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
10.3	<p>MATERIALS: The external finishes of the development hereby permitted shall be as stated on the approved drawings and within the submitted application form.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area</p>
10.4	<p>Archaeology 1: No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.</p>
10.5	<p>Archaeology 2: No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition 5.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.</p>
10.6	<p>Ecology report: The development hereby approved shall be carried out in accordance with the recommendations as specified in the Preliminary Ecological Appraisal Report LLD2164-ECO-REP-001-00 by Lizard Landscape Design and Ecology and thereafter retained.</p> <p>Reason: To ensure the biodiversity mitigation measures are secured and to provide net gains for biodiversity.</p>

11.	Appendices
11.1	None.

12.	Background Papers
12.1	None.

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