

Tuesday, 15 April 2014
at 6.00 pm



Planning Committee

Present:-

Members: Councillor Ungar (Chairman) Councillor Harris (Deputy-Chairman)
Councillors Jenkins, Liddiard, Miah, Murray, Taylor and Coles (as substitute for Hearn).

(An apology for absence was reported from Councillor Hearn).

102 Minutes of the meeting held on 25 March 2014.

The minutes of the meeting held on 25 March 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

103 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.

(1) Item 105 - Churchdale Road Allotments: (i) Councillor Ungar declared a personal interest as a member of the Eastbourne Allotments and Garden Society. On the basis that it could be deemed prejudicial he withdraw from the room whilst this item was being considered.

(ii) Councillor Harris declared a personal interest owing to a stated interest in applying for an allotment site in the future. This was not deemed to be prejudicial and he remained in the room and voted thereon.

(2) Item 106 - Gildredge Park Bowls Club - Councillor Liddiard declared a personal interest as a member of the Friends of Manor Gardens and Gildredge Park. This was not deemed to be prejudicial and he remained in the room and voted thereon.

(3) Item 107 - Sovereign Harbour - Councillor Jenkins stated that he had been in attendance at meetings relating to the development of the masterplan for Sovereign Harbour but had not participated in any of the discussions and therefore had no declarable interest.

104 60 Watts Lane. Application ID: 140148.

140108 (HHH) - 60 Watts Lane - Two storey extension to form self-contained unit adjoining the existing detached private house, with internal linking access doors - **UPPERTON**. One letter of support had been received from a local resident. The County Archaeologist had requested a condition that the area affected by the development be the subject of a programme of archaeological works. The Committee raised concerns regarding the size

of the extension and its impact on visual amenity. Concerns were also raised regarding the proposed flat roof and timber cladding.

RESOLVED: (By 7 votes with 1 abstention) That permission be refused on the grounds that the proposed extension by virtue of the size and proposed materials, fails to appear subordinate to the host building, and would be visually dominating and harmful to its appearance and is therefore contrary to saved policies UHT1 and UHT4 of the Eastbourne Borough Plan 2007, and policies B2 and D10A of the Core Strategy Local Plan 2013 and guidance set out in the National Planning Policy Framework 2012.

Appeal: 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.

105 Churchdale Road Allotments. Application ID: 14013.

140130 (PPP) - Churchdale Road Allotments - The existing allotments will be extended with the addition of new plots and sensitive parking areas – **ST ANTHONYS**. Five letters of objection were reported from local residents. An additional letter of objection regarding concerns in respect of noise and anti-social behaviour was reported at the meeting.

The Specialist Advisors for Planning Policy and Environmental Health raised no objections to the proposal. The Specialist Advisor for Parks and Gardens advised that in relation to the management of the site by Eastbourne Allotments and Gardens Association (EAGS), no complaints had been received by the Council or EAGS since 2011. The County Archaeologist raised no objections subject to a number of conditions relating to ongoing archaeology works. The Environment Agency had confirmed that no objections were raised in terms of increased flood risk. The County Ecologist had carried out a detailed habitat survey and a condition was proposed to ensure the sensitive treatment of ecology prior to commencement of the development.

Mr Williams addressed the Committee against the proposal and raised concerns regarding flooding, pollution, loss of privacy and the impact on wildlife. He stated that every year both fields flood and the water comes to the boundary of his property. Bonfires are a regular occurrence and are preventing the use of his garden. Although the rules prohibit running businesses from the site, tree surgeons were bringing materials to the site to dispose of. Noise was created by building sheds and over large sheds were already on site. Concerns were also raised regarding the lack of security on site, the loss of privacy with users being much closer to the existing properties and the impact on wildlife in the area.

The Lawyer to the Council informed the meeting that complaints regarding smoke from bonfires could be made to the Council's Environment team for investigation as possible statutory nuisances under the Environmental Protection Act 1990. The Committee was advised that with regard to privacy and security issues, it is proposed to use buffer zones, a ditch and native planting to reduce the impact on residents. In recent years the allotment site has been made more secure with the replacement gates and

fences. The site rules instruct the entrance gates to remain locked at all times.

The Committee supported the use of large green waste containers successfully trialled within the Gorringer Road complex to reduce the need for fires.

The Senior Specialist Advisor reported that with regard to the stewardship of the site, he will report on the concerns raised at the meeting with the EAGS. It was noted that the allotment rules clearly set out what is expected in terms of behaviour and the restrictions on structures on the site. It was also agreed that appropriate measures will be in place to survey and if possible and practical to do so secure the existing pond within the flooding mitigation measures at the site..

(NB: Councillor Ungar withdrew from the room whilst this item was considered. Councillor Harris took the Chair).

RESOLVED: (By 5 votes with 2 abstentions) That permission be granted subject to: 1) Time limit for commencement 2) In accordance with approved drawings 3) Hours for works of implementation 4) Ongoing archaeology 5) Protection of retained trees 6) Sensitive treatment of ecology (pre-commencement) 7) Submission of sufficient flood risk information 8) Sheds sited on furthest point from residential boundary within plots 9) Boundary Hedgerow to be maintained.

106 Gildredge Park Bowls Club. Application ID: 140044.

140044 (PPP) - Gildredge Park, The Goffs - Extension to existing bowls club pavilion, with new full width veranda and internal alterations. Other works include the erection of a shed to house water tanks to be repositioned – **UPPERTON**.

The Specialist Advisor for Arboriculture recommended a number of conditions to safeguard the existing trees and mature hedgerow. The Council's Estates Department and the County Archaeologist raised no objections of the proposal.

RESOLVED: (Unanimous) That permission be granted subject to conditions: 1) Time for commencement 2) Approved drawings 3) Materials (to match) as drawings and application form 4) Condition T4 Tree protection: (fencing) 5) T10 Landscaping (A) (vii) (prevent damage through installation of services) 6) Hours of demolition / construction.

107 Sovereign Harbour. Application ID: 131002.

131002 - Sovereign Harbour - Outline planning permission for the development of Sites 1, 4, 5, 6, 7 and 8 at Sovereign Harbour, Eastbourne: **Site 1** - up to 72 dwellings and access **Site 4** - Commercial and employment uses (A1-A5) (B1, C1 and D1) **Site 5** - Community use (800sqm) **Site 6** - Employment and office uses (B1 up to 15,000sqm) **Site 7** - Mix of employment uses (B1) (C1 & C2) (D1), up to 70 dwellings and open space (0.80 ha) **Site 8** - Up to 8 dwellings, open space and berth holder facilities – **SOVEREIGN**.

The Committee adjourned briefly to consider a circulated addendum to the submitted report in respect of a number of revised and additional conditions, a revised description of development, details of advertising the application as a departure, a revised recommendation and a summary of late representations received and the details of the tree preservation order implications for Site 6.

The Environment Agency raised no objections and proposed a number of conditions. The mitigation measures outlined in the Flood Study Report were considered appropriate to address the flood risk and drainage issues of the sites. East Sussex County Council raised no objections and the required contributions towards education, libraries and waste will be secured through the section 106 agreement. The County Ecologist stated that provided the mitigation and compensation is carried out in accordance with the surveys undertaken, the proposed outline permission is acceptable from an ecological perspective.

The Highways Agency had confirmed that the proposed development is unlikely to have a material impact on the strategic road network. East Sussex County Council Highways stated that on the basis of the evidence presented in the Transport Assessment, the traffic generated by the six sites will enable the affected junctions to continue to operate within their capacity. It was considered that on capacity grounds a secondary access point to the Harbour is not required but that a secondary emergency access should be provided from the A259, potentially through Site 7 or via Harbour Quay. The Committee was advised that the applicant will be required to provide a financial contribution to provide a bus shelter at the stop on the southern side of Pevensey Bay Road. A Travel Plan and associated audit fee will also need to be secured by Agreement.

The concerns raised by the Health and Safety Executive regarding the close proximity of a major gas pipeline to Sites 6 and 7 will be addressed in detail during the reserved matters stage.

Natural England, Sussex Police and Southern Gas Networks and the Council's Specialist Advisors for Economic Development, Arboriculture, Design and Conservation and Planning Policy raised no objections to the proposal. The Theatres Trust supported the provision of community facilities as part of the development.

The Sovereign Harbour Residents Association supported the application in principle in terms of the funding that will be achieved for much needed community facilities, however concerns were raised regarding access to Site 7 via Pacific Drive.

Mr S Lloyd MP addressed the Committee in support of the development which represented the culmination of significant commitment by the Council, the developers and the local community to deliver this complex and significant development for Eastbourne. Whilst acknowledging the concerns raised by local residents, the current proposal had been subject to considerable negotiations to both overcome the challenges presented and achieve the vision for Sovereign Harbour. The development would

deliver the essential community infrastructure, new open space, retail and employment uses and an enhanced waterfront.

Councillor Elkin addressed the Committee and took the opportunity to thank the Senior Specialist Advisor (Planning) for her considerable work on the current application which will deliver the much needed community centre as a priority, provide extensive employment opportunities and 150 new homes and the completion of The Waterfront as a leisure and tourist centre.

Mrs J Weeks from the Sovereign Harbour Residents Association addressed the Committee and welcomed the application which reflected the vision for the Sovereign Harbour neighbourhood expressed in the LDF Core Strategy and the Sovereign Harbour SPD. Although the additional 150 homes are unwelcome, their importance both to Eastbourne's housing needs and for the funding of much needed community facilities for the neighbourhood is acknowledged. It was also important that the future reserved matters details comply with the SPD's vision and that conditions and section 106 compliance were enforced. Concerns remained that all accesses to Site 7 were from Pacific Drive.

Mr R Price addressed the Committee on behalf of the Bespoke Cycle Group and welcomed the proposed cycle links. He recommended the provision of Sheffield cycle stands and also that consideration be given to increasing parking provision from the proposed 1 space per dwelling. The Committee was advised that Bespoke had submitted detailed comments on a site by site basis and that the majority will be dealt with by the reserved matters applications and by conditions requiring details of cycling linkages.

Mrs P Oates addressed the Committee on behalf of a number of local residents against the proposal. With regard to site 1, concerns were raised regarding the loss of much used open space and the impact on the ecology of the area. The development would also obstruct visibility of the Martello Tower and impact on the sea views of the occupiers of surrounding residential properties. With regard to the overall development concerns were raised regarding flooding, the lack of affordable housing provision and the sustainability of the business plan to support the proposed community facility.

Ms M Nagy addressed the Committee on behalf of the applicant. She acknowledged and thanked the significant efforts of all parties involved to translate the development framework of the Sovereign Harbour SPD into the current outline proposals. All the concerns put forward had been considered in detail and the statutory consultees were satisfied with the detailed submissions made. Extensive consultation had been undertaken with residents and key stakeholders prior to submission of the application which presents a masterplan led approach to the sites within the control of Sovereign Harbour Ltd. The new facilities proposed will benefit the Sovereign Harbour community and assurances were given that the detailed designs will be sensitive to the application sites.

The Committee was advised that the Sovereign Harbour SPD requires the community centre to be built as a priority and should therefore be provided prior to commencement of development on any of the remaining residential

development sites. The section 106 agreement will require the landowner to make a financial contribution towards the delivery of the community facility with triggers for its payment. This includes payment of a sum upon the grant of outline planning permission and the remainder of the contribution paid upon the sale of any one of the development sites.

Therefore as planning permission has already been granted for the provision of the Innovation Mall on part of Site 6, funding has been secured and negotiations regarding the sale of the land are currently underway, it is considered that the financial contribution will be provided earlier than if it was to be linked to commencement of development on any residential development site.

The application will result in a long overdue completion of the harbour development and will provide the missing social and economic infrastructure for Sovereign Harbour to become a sustainable community.

With reference to the concerns regarding access, the Committee was advised that the junction modelling carried out as part of the Transport Assessment had shown that the three eastern roundabouts would continue to operate well within capacity with the development future flow. Further modelling and consideration of access can be taken into account at the reserved matters stage.

It was reported that English Heritage had been involved at pre-application meetings to ensure that the setting and view points of the Martello Tower were respected. Their comments which were reported at the meeting indicated that although a large development does involve some risk to the heritage significance of the Tower through change to its setting, the development would not obstruct the inter-visibility between Towers 64 and 66 and that views of the two Towers from the beach to the west would not be obstructed either. They were satisfied that the application includes adequate principles and design codes to protect the significance of the Tower.

With regard to the concerns raised in respect of Site 1, the Committee was advised that the site has been identified for development for some time, the proposals were in line with the Sovereign Harbour SPD and maintained a significant proportion of the site for public open space.

The Committee was advised that the application does not include the provision of any affordable housing for reasons of viability. The adopted SPD for Sovereign Harbour acknowledges that the provision of affordable housing and community facilities could impact on the viability of development. The current application was in accordance with the priority provision set out by the SPD of the missing social and economic infrastructure required for it to become a sustainable community. It was noted that with regard to the sustainability of the Community Centre, a Community Association Group had been set up to manage the establishment and ongoing development of the facility.

The Committee thanked the Planning Team for their considerable efforts towards bringing the proposal to the Committee.

RESOLVED (Unanimous) (A): (1) That the Senior Specialist Advisor (Planning) be given delegated authority to grant outline planning permission in accordance with the S.106 Agreement and conditions from the submitted and the tabled addendum report following consultation/review with the Government Office in relation to the departure issue.

(2) That the Senior Specialist Advisor (Planning) be given delegated authority to grant outline planning permission in accordance with the S 106 Agreement and conditions from the submitted and the tabled addendum report subject to a no objection/neutral response from the District Valuer's Office in relation to the viability of the scheme.

(3) That permission be granted subject to the prior conclusion of a S.106 Agreement to secure a financial contribution for the community centre, public open space, play equipment, employment floorspace, cycle linkages, local labour obligations, Travel Plans, East Sussex County Council financial contributions and conditions.

(3)(i) That an additional financial obligation be secured towards the provision of a bus shelter at the bus stop on the southern side of Pevensy Road.

(4) That the thanks of this Committee be recorded to the Council's Planning Team, Members of the Council, MP for Eastbourne, Sovereign Harbour Ltd, key stakeholders and local residents for their committed efforts to develop the proposals in accordance with the vision for the future of Sovereign Harbour.

RESOLVED (B): That in the event that the S.106 Agreement is not signed by 15 July 2014, that delegated authority be given to the Senior Specialist Advisor (Planning) to refuse planning permission for issues relating to the lack of support for the infrastructure to support the development, or if discussions are ongoing, to agree a reasonable extension of time for the S.106 Agreement to be signed.

Conditions:

Conditions 1-7 will apply to all sites; Condition 7a shall apply to sites 4, 6 and 7; for the avoidance of doubt conditions 8-203 are set out site by site.

1) Reserved matters applications, pertaining to each site (1, 4, 5, 6, 7 and 8) in accordance with the approved parameter plans which form part of the design and access statement hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any development begins (on Sites 1, 4, 5, 6, 7 and 8) and the development shall be carried out as approved 2) Plans and particulars of the reserved matters for each site (1, 4, 5, 6, 7 and 8) referred to in the condition above, shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved 3) Application for approval of the reserved matters for any site (1, 4, 5, 6, 7 and 8) shall be made to the Local Planning Authority not later than three years from the date of this permission 4) The development of each site (1, 4, 5, 6, 7 and 8) hereby permitted shall be begun either before the expiration of five years from the date of approval of this application or the expiration of two years from the

date of the approval of the last of the reserved matters for that site to be approved, whichever is the later 5) General hours of works during constructions for development of any site (1, 4, 5, 6, 7 and 8) 6) This outline permission conveys approval for a maximum of 150 residential dwellings only 7) No development on Site 7 shall be occupied until a secondary 'emergency access' has been provided from Pevensey Bay Road or Harbour Quay in accordance with a scheme which has previously been submitted and approved by the Local Planning Authority 7a) Sites 4, 6 and 7 shall provide up to 20,000sqm of B1 floorspace.

Site 1

8) No development shall take place until samples of the materials to be used in the external surfaces of the development on the site have been submitted to and approved in writing by the Local Planning Authority 9) No development shall commence before details of the boundary treatments for the residential development/site hereby approved are submitted to and approved in writing by the Local Planning Authority 10) No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority 11) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority 12) Measures to limit habitat enrichment and encroachment of gardens from neighbouring properties should be agreed 13) Landscape design Proposals relating to species and size of hedging and trees 14) Landscape maintenance 15) Details of flood resilience measures to include minimum finished floor levels and a suitable development design to manage risk from drainage system exceedence events and possible overtopping of flood/sea/harbour defences as appropriate to each site's location. Ground floor uses shall be generally restricted to parking and less vulnerable uses in accordance with the submitted Flood Risk Assessment (FRA, Section 6, Flood Risk Management) 16) Details to confirm adequate provision is made in the site layouts for future maintenance access to the sea defences and inner/outer harbour walls 17) Groundwater Protection -Universal condition for development on land affected by contamination 18) Removal of all permitted development rights to properties 19) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of the provision to be made for storing domestic refuse and recycling and for access to the stores by the occupiers of the buildings and collection vehicles 20) Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority 21) The new estate roads shall be designed and constructed to a standard approved by the Planning Authority in accordance with Highway Authority's standards with a view to their subsequent adoption as a publicly maintained highway 22) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority 23) Prior to the commencement of development

on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority 24) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority 25) The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority 26) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority 27) Before house building commences, the new estate roads shall be completed to base course level, together with the surface water and foul sewers and main services 28) The Highway Authority would wish to see the roads within the site that are not to be offered for adoption laid out and constructed to standards at, or at least close to, adoption standards 29) The building envelope of the dwellings/apartments shall be constructed so as to provide sound attenuation in habitable rooms against external noise 30) Site contamination 31) Details of directional signage 32) Details of any temporary structures/hoardings 33) Bird deterrent measures 34) No burning of waste on site 35) Details of interpretation/information boards on the ecological value of the site 36) Two thirds of the site shall remain as public open space 37) The site shall provide no more than 72 dwellings 38) Prior to any works details of the pedestrian and cycle linkages are to be submitted to and approved by the Local Planning Authority 39) Verification report demonstrating completion of works set out in approved remediation strategy (required under universal groundwater protection condition) to be submitted 40) If unsuspected contamination is found to be present a remediation strategy shall be submitted detailing how this shall be dealt with 41) No infiltration of surface water drainage into the ground is permitted 42) Piling or any other foundation designs using penetrative methods shall not be permitted expect with the express written consent of the LPA 43) Submission of a scheme to dispose of foul drainage has been submitted 44) Vehicle turning space to be provided on site.

Site 4

45) No development shall take place until samples of the materials to be used in the external surfaces of the development on the site have been submitted to and approved in writing by the Local Planning Authority 46) No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority 47) Landscape maintenance 48) Details to confirm adequate provision is made in the site layouts for future maintenance access to the sea defences and inner/outer harbour walls 49) Groundwater Protection -Universal condition for development on land affected by contamination 50) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of the provision to be made for storage of refuse and recycling and for access to the stores by the occupiers of the buildings and collection vehicles 51) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority 52) Prior to the commencement of development a Traffic Management Scheme

shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority 53) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Local Planning Authority 54) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority 55) The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 56) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 57) The Highway Authority would wish to see the roads within the site that are not to be offered for adoption laid out and constructed to standards at, or at least close to, adoption standards 58) A Travel Plan is required in association with this development to ensure that private car trips to and from the site are reduced. The travel plan should include targets for reduced car use and a monitoring programme to ensure these targets are met 59) Submission of lighting Strategy for public open space 60) Submission of signage strategy for commercial units 61) Hours of operation of Class A uses to be restricted 62) Site contamination 63) Details of all plant and machinery (e.g. air conditioning, refrigeration units) including predicted noise levels 64) Details of any temporary structures/hoardings 65) Bird deterrent measures 66) No burning of waste on site 67) Prior to any works details of the pedestrian and cycle linkages with the other development sites and the retail park and The Waterfront are to be submitted to and approved by the Local Planning Authority 68) Verification report demonstrating completion of works set out in approved remediation strategy (required under universal groundwater protection condition) to be submitted 69) If unsuspected contamination is found to be present a remediation strategy shall be submitted detailing how this shall be dealt with 70) No infiltration of surface water drainage into the ground is permitted 71) Piling or any other foundation designs using penetrative methods shall not be permitted expect with the express written consent of the LPA 72) Submission of a scheme to dispose of foul drainage has been submitted 73) Vehicle turning space to be provided on site.

Site 5

74) No development shall take place until samples of the materials to be used in the external surfaces of the development on the site have been submitted to and approved in writing by the Local Planning Authority 75) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority 76) Landscape maintenance 77) Groundwater Protection - Universal condition for development on land affected by contamination 78) No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority 79) Prior to the commencement of development a Traffic Management Scheme

shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority 80) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority 81) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Local Planning Authority 82) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority 83) The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 84) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 85) Site contamination 86) Details of all plant and machinery (e.g. air conditioning, refrigeration units) including predicted noise levels 87) Details of any temporary structures/hoardings 88) No burning of waste on site 89) Restriction on hours of opening of proposed community centre 90) Restriction on use within Class D1 91) Submission of details of boundary treatment 92) Prior to any works details of the pedestrian and cycle linkages with the other development sites, the retail park and The Waterfront are to be submitted to and approved by the Local Planning Authority 93) Verification report demonstrating completion of works set out in approved remediation strategy (required under universal groundwater protection condition) to be submitted 94) If unsuspected contamination is found to be present a remediation strategy shall be submitted detailing how this shall be dealt with 95) No infiltration of surface water drainage into the ground is permitted 96) Piling or any other foundation designs using penetrative methods shall not be permitted expect with the express written consent of the LPA 97) Submission of a scheme to dispose of foul drainage has been submitted 98) Vehicle turning space to be provided on site.

Site 6

99) No development shall take place until samples of the materials to be used in the external surfaces of the development on that site have been submitted to and approved in writing by the Local Planning Authority 100) No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority 101) Removal of shrubs/trees outside of bird breeding season 102) Subject to site and proposal specific detailed reptile mitigation strategy 103) proposal should comply with advice given by HSE regarding distance from gas pipeline 104) Tree Protection: No burning 105) Tree Protection: Excavations regarding the bund associated with TPO 77; 106) Tree Surgery 107) Landscape design Proposals relating to species and size of hedging and trees 108) Landscape maintenance 109) Groundwater Protection -Universal condition for development on land affected by contamination 110) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of the provision to be made for storing domestic refuse and recycling and

for access to the stores by the occupiers of the buildings and collection vehicles 111) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority 112) Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority 113) The new estate roads shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with Highway Authority's standards with a view to their subsequent adoption as a publicly maintained highway 114) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority 115) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Local Planning Authority 116) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority 117) The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 118) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 119) The Highway Authority would wish to see the roads within the site that are not to be offered for adoption laid out and constructed to standards at, or at least close to, adoption standards 120) A Travel Plan is required in association with this development to ensure that private car trips to and from the site are reduced. The travel plan should include targets for reduced car use and a monitoring programme to ensure these targets are met 121) Site contamination 122) No development affecting the shingle mound 123) Details of all plant and machinery (e.g. air conditioning, refrigeration units) including predicted noise levels 124) Details of any temporary structures/hoardings 125) No burning of waste on site 126) Prior to any works details of the pedestrian and cycle linkages across the site and with the other development sites, the retail park and The Waterfront are to be submitted to and approved by the Local Planning Authority 127) Verification report demonstrating completion of works set out in approved remediation strategy (required under universal groundwater protection condition) to be submitted 128) If unsuspected contamination is found to be present a remediation strategy shall be submitted detailing how this shall be dealt with 129) No infiltration of surface water drainage into the ground is permitted 130) Piling or any other foundation designs using penetrative methods shall not be permitted except with the express written consent of the LPA 131) Submission of a scheme to dispose of foul drainage has been submitted 132) Vehicle turning space to be provided on site.

Site 7

133) No development shall take place until samples of the materials to be used in the external surfaces of the development on that site have been submitted to and approved in writing by the Local Planning Authority 134) No development shall commence before details of the boundary treatment for the building plots hereby approved are submitted to and approved in writing by the Local Planning Authority 135) No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority 136) Subject to site and proposal specific detailed reptile mitigation strategy 137) Proposal should comply with advice given by HSE regarding distance from gas pipeline 138) Tree and natural feature protection fencing: 2.4m Hoarding around the around the three Poplars on the north western corner of the site, this is to be undertaken to BS5837: 2012 Trees in relation to design, demolition and construction 139) Tree Protection: No burning 140) Tree Surgery 141) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority 142) Landscape design proposals relating to species and size of hedging and trees 143) Landscape maintenance 144) Groundwater Protection -Universal condition for development on land affected by contamination 145) Removal of all permitted development rights to properties 146) No development shall commence for site 7c until details have been submitted to and approved in writing by the Local Planning Authority of the provision to be made for storing domestic refuse and recycling for access to the stores by the occupiers of the buildings and collection vehicles 147) Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority 148) The new estate roads shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with Highway Authority's standards with a view to their subsequent adoption as a publicly maintained highway 149) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority 150) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Local Planning Authority 151) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority 152) The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 153) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 154) Before house building commences, the new estate roads shall be completed to base course level, together with the surface water and foul sewers and main services 155) The Highway Authority would wish to see the roads

within the site that are not to be offered for adoption laid out and constructed to standards at, or at least close to, adoption standards 156) A Travel Plan is required in association with site 7a, to ensure that private car trips to and from the site are reduced. The travel plan should include targets for reduced car use and a monitoring programme to ensure these targets are met 157) The open space within Site 7 shall not be brought into use until an improved pedestrian crossing facility has been provided over Pacific Drive 158) The building envelope of the dwellings/apartments shall be constructed so as to provide sound attenuation in habitable rooms against external noise, to attain a maximum daytime level not more than 35dB Laeq 16 hour; and to provide sound attenuation in bedrooms against external noise, night time level not more than 30dB Laeq 8 hour; 45dB Laeq, MAX in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details 159) Subject to site and proposal specific detailed reptile mitigation strategy 160) Site contamination 161) Details of any temporary structures/hoardings 162) Bird deterrent measures 163) No burning of waste on site 164) Given the local and strategic importance of the this development site and the need to secure appropriate business space the reserved matters for this site shall be submitted within 10 years from the date of this outline approval 165) Site 7c shall provide no more than 70 dwellings 166) Prior to any works details of the pedestrian and cycle linkages across the site and with the other development sites, the retail park and The Waterfront are to be submitted to and approved by the Local Planning Authority 167) Verification report demonstrating completion of works set out in approved remediation strategy (required under universal groundwater protection condition) to be submitted 168) If unsuspected contamination is found to be present a remediation strategy shall be submitted detailing how this shall be dealt with 169) No infiltration of surface water drainage into the ground is permitted 170) Piling or any other foundation designs using penetrative methods shall not be permitted expect with the express written consent of the LPA 171) Submission of a scheme to dispose of foul drainage has been submitted 172) Vehicle turning space to be provided on site.

Site 8

173) No development shall take place until samples of the materials to be used in the external surfaces of the development on that site have been submitted to and approved in writing by the Local Planning Authority 174) No development shall commence before details of the boundary treatment for the building plots hereby approved are submitted to and approved in writing by the Local Planning Authority 175) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority 176) Details to confirm adequate provision is made in the site layouts for future maintenance access to the sea defences and inner/outer harbour walls 177) Groundwater Protection -Universal condition for development on land affected by contamination 178) Removal of all permitted development rights to properties 179) No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of the

provision to be made for storing domestic refuse and recycling and for access to the stores by the occupiers of the buildings and collection vehicles 180) Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority 181) The new estate roads shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with Highway Authority's standards with a view to their subsequent adoption as a publicly maintained highway 182) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority 183) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Local Planning Authority 184) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority 185) The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 186) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority 187) Before house building commences, the new estate roads shall be completed to base course level, together with the surface water and foul sewers and main services 188) The Highway Authority would wish to see the roads within the site that are not to be offered for adoption laid out and constructed to standards at, or at least close to, adoption standards 189) The building envelope of the dwellings shall be constructed so as to provide sound attenuation in habitable rooms against external noise, to attain a maximum daytime level not more than 35dB Laeq 16 hour; and to provide sound attenuation in bedrooms against external noise, night time level not more than 30dB Laeq 8 hour; 45dB Laeq, MAX in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details 190) Site contamination 191) Details of any temporary structures/hoardings 192) Bird deterrent measures 193) No burning of waste on site 194) Submission of details of birth holder facilities 195) 50% of the site shall remain as public open space 196) The site shall provide no more than 8 dwellings 197) Prior to any works details of the pedestrian and cycle linkages with the other development sites and the retail park and The Waterfront are to be submitted to and approved by the Local Planning Authority 198) Verification report demonstrating completion of works set out in approved remediation strategy (required under universal groundwater protection condition) to be submitted 199) If unsuspected contamination is found to be present a remediation strategy shall be submitted detailing how this shall be dealt with 200) No infiltration of surface water drainage into the ground is permitted 201) Piling or any other foundation designs using penetrative methods shall not be permitted expect with the express written consent of the LPA 202) Submission of a scheme to dispose of foul drainage has been submitted 203) Vehicle turning space to be provided on site.

Informatives:

EA Informatives; Highways Informatives and General Informatives.

108 St Andrews School Climbing Wall. Application ID: 140154.

140154 (PPP) - St Andrews School, 72 Meads Street - Installation of a traverse climbing wall on existing sports field, adjacent to Darley Road – **MEADS**. Four letters of objections were reported from local residents. The Specialist Advisor for Design and Conservation raised no objections to the proposal.

RESOLVED: (Unanimous) That permission be granted subject to conditions: 1) Time for commencement; 2) In accordance with approved plans.

109 Tree Preservation Order - Land at St. Saviour's and St. Peter's Vicarage, Spencer Road, Eastbourne, East Sussex No. 164 (2013).

The Committee considered the report of the Senior Head of Development and Lawyer to the Council which sought confirmation of a tree preservation order covering 5 trees on the above land. A letter from the Management Company of a block of flats known as Barchester Place, 1 Hardwick Road was appended to the report and raised a number of concerns regarding the impact of the Order on the property and its residents. The Council's response to the issues raised was detailed in the report and it was recommended that the Order should be confirmed on the grounds that the trees make a significant contribution to the visual amenity of the area.

RESOLVED: That the Eastbourne Borough Council Tree Preservation Order (Land at St. Saviour's and St. Peter's Vicarage, Spencer Road, Eastbourne, East Sussex) No. 164 (2013) be confirmed without modification.

110 South Downs National Park Authority Planning Applications.

None were reported.

The meeting closed at 8.16 pm

Councillor Ungar (Chairman)