



Planning Committee

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MEMBERS: Councillor Ungar (Chairman); Councillor Harris (Deputy-Chairman); Councillors Hearn, Jenkins, Miah, Murray, Murdoch and Taylor

Agenda

- 1 Minutes of the meeting held on 22 April 2014 - Previously circulated.**
- 2 Apologies for absence.**
- 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 (please see note at end of agenda).**
- 4 Urgent items of business.**

The Chairman to notify the Committee of any items of urgent business to be added to the agenda.

5 Right to address the meeting/order of business.

The Chairman 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.

6 32-34 Eshton Road. Application ID: 140177 (PPP). (Pages 1 - 6)

7 113 St Philips Avenue. Application ID: 140305 (HHH).
(Pages 7 - 10)

8 Eastbourne College, Marlborough House, Old Wish Road, Application ID: 140194 (PPP) 140196 (LBC) 140397 (PPP).
(Pages 11 - 26)

9 Land at the Corner of Firle Road and, Beltring Terrace. Application ID: 140119 (OSR) (Pages 27 - 34)

10 St Andrews School, 72 Meads Street. Application ID: 140288 (PPP). (Pages 35 - 42)

11 The Parkfield, Lindfield Road. Application ID: 140359 (NMC) 140309 (PPP) 140307 (ADV) 140544 (VOC). (Pages 43 - 48)

12 2 Upwick Road. Application ID: 140155. (Pages 49 - 54)

Inspection of Background Papers – Please see contact details listed in each report.

Councillor Right of Address - Councillors wishing to address the meeting who are not members of the Committee must notify the Chairman in advance.

Disclosure of interests - Members should declare their interest in a matter at the beginning of the meeting, and again, at the point at which that agenda item is introduced.

Members must declare the existence and nature of any interest.

In the case of a 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).

Public Right of Address – Requests by members of the public to speak on a matter which is listed in this agenda must be received in writing by no later than 12 Noon, 2

working days before the meeting e.g. if the meeting is on a Tuesday, received by 12 Noon on the preceding Friday). The request should be made to Local Democracy at the address listed below. The request may be made by letter, fax or electronic mail. For further details on the rules about speaking at meetings please contact Local Democracy.

Registering to speak – Planning Applications - If you wish to address the committee regarding a planning application you need to register your interest with the Development Control Section of the Planning Division or Local Democracy within **21 days** of the date of the site notice or neighbour notification letters (detail of dates available on the Council's website at www.eastbourne.gov.uk/planningapplications).

Requests made beyond this date cannot normally be accepted. This can be done by telephone, letter, fax, e-mail or by completing the local democracy or planning contact forms on the Council's website.

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.

Further Information

Councillor contact details, committee membership lists and other related information is also available from Local Democracy.

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Agenda Item 6

App.No: 140177 (PPP)	Decision Due Date: 5 May 2014	Ward: Devonshire
Officer: Jane Sabin	Site visit date: 17 April 2014	Type: Planning Permission
Site Notice(s) Expiry date: 8 April 2014 Neighbour Con Expiry: 5 April 2013 Weekly list Expiry: 14 April 2014 Press Notice(s): N/A		
Over 8/13 week reason: To align with planning committee schedule.		
Location: 32-34 Eshton Road, Eastbourne, BN22 7ES.		
Proposal: Proposed single storey rear extension, together with an increase in the number of children from 48 to 56 at any one time.		
Applicant: Mrs R Cogan		
Recommendation: Approve planning permission.		

Planning Status:

Residential area
Archaeological Notification Area

Relevant Planning Policies:

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods
C3: Seaside Neighbourhood Policy
D1: Sustainable Development
D2: Economy
D8: Sustainable Travel
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
HO20: Residential Amenity
TR2: Travel Demands
TR11: Car Parking

Site Description:

The application site comprises a pair of modest two-storey terraced dwellings, located on the corner of Eshton Road and Latimer Road; the end property has a frontage to both roads, and there is a small single storey extension at the rear. The nursery use commenced in 1989 in part of the ground floor of no.34, and has changed incrementally

over the years to include the whole of 32 and 34 Eshton Road (increasing the numbers of children accommodated to 48).

The surrounding area is characterised mainly by fairly high density, older terraced housing, although there is a modern block of flats nearby, as well as a few small commercial/light industrial properties in the vicinity. There is generally no off street parking available for residents.

Relevant Planning History:

960300

Change of use of part of the ground floor and all of the first floor to use the whole building as a nursery school, together with an increase in numbers of children to 40, and age range between 2 years and 10 years.

Approved conditionally (against officer recommendation)

15/08/1996

000225

Change of use from single dwellinghouse to a nursery, to be used in conjunction with no. 34 Eshton Road.

Approved conditionally (against officer recommendation)

14/06/2000

110318

To vary condition No 3 of Planning Permission EB/2000/0234 (at 32-34 Eshton Road) in order to allow an increase the number of children attending the Day Nursery from 48 to 56 at any one time.

Dismissed on appeal

24/01/14

130149

Variation of condition 2 of permission EB/2000/0234 to extend hours of opening from 0800 hrs to 1800 hrs Monday to Friday.

Approved conditionally

29/05/2013

Proposed development:

Planning permission is sought to construct a single storey extension at the rear of the building, measuring 8m wide and 6m deep, under a flat roof 2.75m high, and lit by three rooflights. The extension would be 1m from the rear boundary and 1.5m from the boundary with 30 Eshton Road. The removal of a number of timber outbuildings on both boundaries would be required to effect the construction, but these are old and of no merit. Along with the proposed increase in floor area, consent is also sought for the increase of the number of children on the premises at any one time from 48 to 56 (resulting in the need for two additional staff).

A supporting statement accompanying the application identifies an increasing need for nursery places via East Sussex County Council Children's Services (driven by increased government funding for 2 year olds). The statement also includes data regarding car journeys to the site, indicating that there are 40-47 cars visiting the site each day over the three peak hours of 8am to 9am, 1pm to 2pm and 5pm to 6pm. Also included are

four letters from visitors to the site and a neighbour confirming that there is no difficulty in finding a parking space nearby.

Consultations:

Internal:

Environmental Health raises no issues in respect of the proposal.

External:

The County Archaeologist considers that there is little likelihood of any impact on archaeological remains, and does not require any conditions to be attached to any permission.

Local Highway Manager notes that since the previous dismissed appeal an application to extend the opening hours has been approved and has allowed trips to the nursery to be distributed over a greater period of time, lessening the impact. The National Planning Policy Framework has also been published, and states that a development can only be refused on transport grounds where the impact is severe. Having checked the agents traffic survey against the TRICS database, it is estimated the likely increase in vehicle trips associated with an additional 8 children is 4 in each peak hour. During sites visits undertaken at various times over a few days there have always been a number of parking spaces available on street in the vicinity of the site. The increase of approximately 4 cars in each peak hour is considered acceptable as it is not likely to lead to a severe impact on the operation of the highway in the area around the site.

Neighbour Representations:

Four objections have been received and cover the following points:

- Little available on street parking exists, and dropping off/picking up is the most problematic issue – cars park on kerbs, across junctions, obstruct the road and children run into the road at random;
- There is already congestion in the area from the different types of users (businesses and residential);
- The noise pollution is already excessive at times, and would only worsen;
- Staff members often sit on garden walls, and smoke in the alleys and leave litter;
- The aspirations for the nursery are too ambitious for the site and surrounding area; the size and scale of the nursery should remain as it is; unfair to residents to increase the size/people on the site

Appraisal:

Principle of development:

The principle of the proposed increase in numbers was considered in the 2011 application and the subsequent appeal. That application did not include any additional floorspace, only an increase in numbers. The Inspector concluded that:

10. The proposed increase in the number of children from 48 to 56 at any one time would be capable of adding significantly to the demand for parking, to congestion, and to potentially unsafe parking and other manoeuvres, at already busy times of day. Given the conditions evident in the surrounding streets, the parking demand arising from the existing number of children has already reached the highest level acceptable. The Appellant estimates that the proposed increase in the number of children would generate

2 additional posts for full-time staff: thus potentially adding also to the day-long demand for on street parking space.

11. In conclusion, and on balance, the appeal proposal would be likely to have a materially harmful effect upon highway safety and convenience in the surrounding area, arising from the additional demand for parking, and from the resulting congestion, in Eshton Road and Latimer Road. The proposal would conflict materially with statutory saved Policy TR11 of the Eastbourne Borough Local Plan for the adequate provision of car parking; and with Policy HO20 in that it would generate highway inconvenience and a loss of residential amenity.

12. The appeal proposal would both directly and indirectly generate employment; in the latter case by enabling mothers to work. However, the weight to be given to the benefits of this would be cancelled by the harm identified to highway conditions in the local residential area.

The main differences in the current application are the provision of an extension, and the submission by the agent of data regarding the number of vehicles associated with the nursery. The longer hours of operation granted in 2013 are also relevant. The introduction of the National Planning Policy Framework must also be taken into account.

With regard to the vehicle movements data submitted with application, this is not particularly detailed, but indicates that there are between 13 and 16 cars visiting the premises over each of the three peak hours during the day. Four site visits made on different days, and at different times demonstrated that there were adequate on street parking spaces available; on two occasions there were in excess of 10 spaces. The applicant has explained how the arrival/departure times are staggered over wide periods - first arrival is 8am and last is 10.30am, with 4.30pm to 6pm departure times - as the nursery does not operate strict session times, which appears to aid with congestion issues. The main issue, therefore, is whether eight additional places would have such an impact that permission should be refused. Taking into account the available on street parking spaces, the wide staggering of arrival/departure times and the comments of the Highway Authority, it is concluded that the impact would not be so great that a refusal would be sustainable.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The extension would be set back from the side boundaries with 30 Eshton Road and 1 Gibbs Cottages (107 Latimer Road) by 1.5m and 1m respectively. Given the orientation of the extension in relation to both adjoining properties and the existing boundary treatments, it is considered that there would be no adverse impact on light or outlook; the two high level windows on the rear elevation facing 1 Gibbs Cottages should be obscure glazed, however, and the applicant has indicated that this would be acceptable.

Noise from the premises has only been raised by one objector, a few doors along, who considers that noise is already excessive at times. During the Case Workers site visit, noise escaping from open windows was clearly audible from the street, but was not intrusive. However, it is unlikely that this would increase significantly as a result of eight additional children within the building, since the rooms are small, and only a limited number can be accommodated in each one, so that the increase would have to be spread throughout the building and the proposed extension at the rear. It should be noted that only eight children are permitted to be in the garden at any one time. Whilst this would

not change, it would be reasonable to suppose that during good weather, the length of the time the garden is in use would increase; this could happen in any event, just by lengthening outdoor playtimes, and as such cannot be controlled.

Design issues:

The extension is of simple form and relatively low height, and would be largely concealed from public view by the existing boundary wall and fence. It would be similar in appearance to the existing extension and there are no concerns regarding its impact on the surrounding area.

Other matters

The requirement for additional nursery provision is being driven by government policy to extend funding for nursery places for 2 year olds. This will enable more children to take up this facility, and may enable parents/guardians to find employment; two further jobs would be created within the nursery. Whilst this is not an overriding factor in the consideration of the application, and does not outweigh amenity and highway safety issues, it does add some limited weight in favour of the proposal.

Human Rights Implications:

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.

Conclusion:

It is considered that the proposed development would not have an adverse impact on the character and appearance of the area, the amenities of nearby residents or on highway safety, and it therefore complies with the relevant saved and adopted local policies, and the provisions of the National Planning Policy Framework.

Recommendation: Approve planning permission.

Conditions:

1. Time limit for commencement.
2. In accordance with approved drawings.
3. The proposed windows in the north-east (rear) elevation facing Gibbs Cottages shall only be glazed in semi-obscure glass.
4. No more than 56 children shall be accommodated at any one time.
5. The use of the premises as a nursery shall only take place between the hours of 0800 hrs to 1800 hrs on Mondays to Fridays inclusive

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Agenda Item 7

App.No: 140305 (HHH)	Decision Due Date: 9 May 2014	Ward: St Anthonys
Officer: Jane Sabin	Site visit date: 24 April 2014	Type: Householder
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 7 April 2014		
Weekly list Expiry: 14 April 2014		
Press Notice(s): N/A		
Over 8/13 week reason: To align with committee schedule		
Location:	113 St Philips Avenue	
Proposal:	Two storey rear extension & alterations	
Applicant:	Ms Kate Hadingham	
Recommendation:	Approve planning permission	

Planning Status:

Archaeological Notification Area
Flood zone 3a
Willingdon Levels catchment area

Relevant Planning Policies:

Eastbourne Core Strategy Local Plan Policies 2013
B2: Creating sustainable neighbourhoods
C6: Roselands & Bridgemere Neighbourhood Policy
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
HO20: Residential Amenity
US4: Flood Protection and Surface Water Disposal

Site Description:

This detached, two storey, inter war dwelling is located on the north west side of St Philips Avenue, between the junctions with Hunloke Avenue and The Sidings. The plot is roughly rectangular in shape, although it narrows down slightly to the rear, and the dwelling is positioned along the north east boundary.

Relevant Planning History:

None. The only history relates to a detached garage in 1949.

Proposed development:

Consent is sought to construct a two storey extension at the rear. As the property is not square at the rear, the extension would project between 3.8m and 4.8m from the rear elevation. The first 1.7m is shown set in 1m from the boundary with 115 St Philips Avenue, which then cants away to be 2m from the boundary. The height would match the eaves of the existing dwelling (5.3m) and would be finished with a concealed flat roof with a tiled upstand adding a further 1.3m to the overall height. The materials would match the existing dwelling, with painted render, brick and tiles. To provide light into the extended rooms, two high level windows are proposed on the east elevation, which a supporting statement indicates would be obscure glazed and fitted with restrictors, in addition to being recessed (presumably to prevent overhanging the boundary).

Consultations:External:

The County Archaeologist has not requested any conditions, as he does not consider that the proposal would affect any archaeological remains.

Neighbour Representations:

Two objections have been received (representing the owner of the adjacent property 115 St Philips Avenue) and cover the following points:

- Overshadowing
- Loss of light to the bedrooms and living room on the rear and side elevations
- Loss of direct sunlight and natural light to the kitchen window (side elevation), which would be in shadow at all times, requiring lights to be turned on
- Objection to the false pitched roof, which will increase the height and overshadowing from the extension

Appraisal:

The main issue to take into account in determining this application are the impacts on visual and residential amenity.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The surrounding properties have long back gardens, therefore the proposed development would only affect the properties on either side.

111 St Philips Avenue is located to the south west of the application site, and the dwellings are separated by a pair of garages, so that the proposed extension would be a little over 5m from the no.111. I am satisfied that this distance and orientation is sufficient to prevent any adverse impact on outlook or overshadowing. However a first floor window is proposed in the flank wall facing this property (shown on the plan as a dressing room), and it is considered that the window should be obscure glazed and fitted with restrictors, to prevent overlooking of the patio area at the rear of no.111.

115 St Philips Avenue is located to the north east of the application site and the dwelling is approximately 2m deeper than no.113. The flank wall of no.113 forms the side boundary between them. Following pre-application advice from officers, the proposed extension has been pulled away from the boundary by 1m to the point where it is level with the rear elevation of no.115, and then canted to finish 2m from the boundary, in order to reduce the impact on the amenities of the neighbouring occupiers. The two new

windows on the elevation facing no.115 are to be obscure glazed and fitted with restrictors.

Having visited no.115 and viewed the proposal from inside and outside the property, I am satisfied that none of the principle rooms would be affected by the extension; two windows on the side elevation would be affected, the first being the side window to the kitchen, and the second being the only window to a small bedroom. The kitchen window is set above the sink and towards the rear of the room; the main source of light to the kitchen is through the patio doors on the rear elevation, which also provides views of the garden. Although the neighbour enjoys some direct sunlight through the kitchen window, the view is directly towards the flank wall of the application property. For these reasons it is considered that an objection cannot be sustained in respect of loss of light/sunlight. The impact on the bedroom window would be less severe, however it is the only window to this habitable room. Nevertheless, this window looks directly towards the flank wall and roof of no.113, and it is only when standing very close to this window that views of the neighbouring gardens and the Downs beyond can be seen; certainly at the time of the site visit, sunlight entering the room was from above the roof, and it is considered that the impact on daylight entering the window would not be altered to such a degree that would warrant a refusal.

The most used and most private part of the majority of gardens is that closest to the rear elevation, and is the area commonly used for sitting out. The dwellings on this side of the road cast shadows on this part of their own gardens until after midday; as this is when the sun is at its highest, any loss of direct sunlight as a result of the proposal would be for a relatively short period in the summer months, but longer in the winter months (any sunlight at this time of year would only be for a short period in any case). Given the significant amount of vegetation along this boundary within the garden of no.115 (mixed deciduous and evergreen) and the orientation and bulk of the extension, it is considered that the impact of the proposal would be within acceptable limits.

Design issues:

The materials and design of the extension would blend in satisfactorily with the existing building. Although it would be contained entirely at the rear, the gaps between the buildings would provide oblique views of the side elevations. For this reason, it is considered that the tiled upstand to the roof is necessary. Comment has been made regarding the incongruity of the canted section of the extension, but although this is an unusual feature, it serves a purpose and would not be a strident feature from most views.

Other matters:

Most of the proposed extension would be constructed over an existing hard surfaced area, and any contribution towards off site storage of ground water (Policy US4) would be so small that the administrative costs would outweigh the amount due.

Due to the close proximity of the proposed development involving the common boundary with no.115, it is considered that a condition restricting the hours of construction works are justified in this instance.

Human Rights Implications:

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.

Conclusion:

The scale, orientation and design of the proposal and the impact on the amenities of the adjoining residents are considered, on balance, to be acceptable, subject to appropriate conditions.

Recommendation: Approve planning permission subject to the following conditions;

Conditions:

1. Time for commencement.
2. In accordance with approved drawings.
3. Standard demolition and construction time condition.
4. Use of matching materials
5. The proposed high level windows in the flank elevation facing 115 St Philips Avenue shall be recessed to provide external reveals and shall only be glazed in semi-obscure glass, and shall be fitted with restrictors so that they are incapable of being opened more than 200mm.
6. The proposed new window (shown on the approved plan as serving the dressing room on the first floor) in the flank elevation facing 111 St Philips Avenue shall only be glazed in semi-obscure glass and incapable of being opened.

Agenda Item 8

App.No: 140194 (PPP) 140196 (LBC) 140397 (PPP)	Decision Due Date: 4 June 2014 25 April 2014 25 May 2014	Ward: Meads
Officer: Anna Clare	Site visit date: 11 April 2014	Type: Planning Permission
<p>(varying consultation periods between applications last dates stated)</p> <p>Site Notice(s) Expiry date: 2 May 2014</p> <p>Neighbour Con Expiry: 2 May 2014</p> <p>Weekly list Expiry: 2 May 2014</p> <p>Press Notice(s): 15 April 2014</p>		
<p>Over 8/13 week reason: Bought to planning committee within statutory time frame.</p>		
<p>Location: Eastbourne College, Marlborough House, Old Wish Road, Eastbourne.</p>		
<p>Proposals:</p> <p>1) 140194 Full planning permission and relevant demolition in a conservation area is sought for the demolition of existing buildings and the re-development of the site to provide the following development:</p> <ul style="list-style-type: none"> • Sports facilities consisting of a sports hall, swimming pool, squash courts, fitness suite, multi-purpose studio and changing facilities. • 31 classrooms (net increase of 7) • School shop; and • Dining hall. <p>2) 140196 Listed building consent is sought for the creation of a new access through the listed wall facing College Road and closing of existing access.</p> <p>3) 140397 Planning permission is sought for the location of 12 temporary classrooms across the College campus to accommodate students during the construction period.</p>		
<p>Applicant: Mr S Davies, Eastbourne College.</p>		
<p>Recommendation:</p> <p>1) 140194 Approve planning permission and relevant demolition in a conservation area subject to conditions and completion of a Unilateral Undertaking relating to employment initiatives.</p> <p>2) 140196 Approve listed building consent subject to conditions.</p> <p>3) 140397 Approve planning permission subject to conditions.</p>		

Constraints:Listed Buildings

College Road - Gate posts and gates to Eastbourne College and cobbled Wall – Grade II listed.

Wardens House in grounds of Eastbourne College – Grade II Listed

Conservation Area

College Conservation Area

Relevant Planning Policies:National Planning Policy Framework

1. Building a strong, competitive economy
4. Promoting sustainable transport
7. Requiring good design
8. Promoting healthy communities
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Supplementary Planning Documents

Sustainable Building Design SPD 2013

Eastbourne Core Strategy Local Plan Policies 2013

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C11: Meads Neighbour Policy
- D1: Sustainable Development
- D2: Economy
- D3: Tourism and Culture
- D4: Shopping
- D7: Community, Sport and Health
- D8: Sustainable Travel
- D9: Natural Environment
- D10: Historic Environment
- D10A: Design

Eastbourne Borough Plan Saved Policies 2007

- NE4: Sustainable Drainage Systems
- NE7: Waste Minimisation Measures in Residential Areas
- NE17: Contaminated Land
- NE18: Noise
- NE22: Wildlife Habitats
- UHT1: Design of New Development
- UHT2: Height of Buildings
- UHT4: Visual Amenity
- UHT6: Tree Planting
- UHT7: Landscaping
- UHT8: Protection of Amenity Space
- UHT10: Design of Public Areas
- UHT15: Protection of Conservation Areas
- UHT17: Protection of Listed Buildings and their Settings

UHT19: Retention of Historic Buildings
HO7: Redevelopment
HO20: Residential Amenity
BI7: Design Criteria
TR2: Travel Demands
TR5: Contributions to the Cycle Network
TR6: Facilities for Cyclists
TR7: Provision for Pedestrians
TR8: Contributions to the Pedestrian Network
TR11: Car Parking
TR12: Car Parking for Those with Mobility Problems
US3: Infrastructure Services for Foul Sewage and Surface Water Disposal
LCF18: Extension of Educational Establishments

Site Description:

The proposal site is situated at the east end of Carlisle Road, west of the Birley Centre on the junction with College Road. Old Wish Road approaches the site from the west before turning south to join Carlisle Road. Currently occupying the proposal site are a range of buildings/uses comprising in the main:

- the swimming pool and squash courts;
- the Rule Centre tuition space;
- the gymnasium;
- the Ascham Block tuition space;
- music and ICT classrooms;
- a garden area
- several temporary huts, one of which contains the school shop; and
- the Cricket Pavilion

The application site is wholly contained within the existing school campus and neighbouring the proposal site to the east is the newly-built Birley Centre which was completed in 2011. To the west the proposal site is neighboured by the Headmaster's House. To the north are Big School and the Science Centre.

To the south of the proposal site is Carlisle Road a street lined with late 19th and early 20th century detached villas and terraced houses with a number of hotels and guesthouses. The seafront is a short walk south-eastwards down Wilmington Gardens. Carlisle Road itself is a secondary thoroughfare for traffic travelling east towards the town centre and provides additional on-road parking for the properties facing onto it. East of the College and north-east of the proposal site is the Devonshire Park Lawn Tennis Club, where there are a number of open grass courts and an 8,000-seat stadium court to the north (fronting onto Blackwater Road) which hosts the annual Wimbledon warm-up competition.

Immediately east of the proposal site, on the east side of College Road, is the Towner Gallery, a contemporary building opened in 2009. Neighbouring the gallery is the Congress Theatre, a Grade II* theatre and conference centre opened in 1963.

North of the proposal site is the Grade II listed School House (referred to as 'Warden's House' in the listing) which is accessed to the north by Blackwater Road and to the south by a short drive off College Road.

The proposal site lies within the College Conservation Area. The conservation area extends from Grange Gardens at its northern edge, incorporating the main college site and the buildings fronting onto Carlisle Road between Wilmington Gardens and Meads Road. The Town Centre and Seafront Conservation Area is located to the south and east of the proposal site, running along Compton Street, but does not directly border it.

Relevant Planning History:

There is significant planning history for the school campus however the most relevant/recent are listed below:-

Planning permission granted 27/04/1993 for the erection of part single/part two-storey addition to sports pavilion (Ref: EB/1993/0096).

Planning Permission granted 13/07/2000 for the erection of part three/part four-storey teaching block to house science faculty (Ref: 000846)

Advertisement consent was refused at planning committee on 04/03/14 for the display of Freestanding Totem signs, Post and Panel signs and Digital display (Ref: 130976) for the following reason;

"The proposed advertisements by virtue of the size and prominent locations would result in harm to the visual amenity of the area and fail to preserve or enhance the character and appearance of the conservation area contrary to saved policies UHT12 and UHT15 of the Eastbourne Borough Plan 2007, policies B2, D10 and D10A of the Core Strategy 2013 and sections 7 and 12 of the National Planning Policy Framework."

Proposed development:

Three applications make up the proposed scheme.

140194 (PPP)

Full planning permission and relevant demolition in a conservation area is sought for the demolition of existing buildings and the re-development of the site to provide the following development:

- Sports facilities consisting of a sports hall, swimming pool, squash courts, fitness suite, multi-purpose studio and changing facilities.
- 31 classrooms (net increase of 7)
- School shop; and
- Dining hall.

The sports hall will accommodate 5 badminton courts, 5 cricket nets, 1 netball court, 1 basketball court, indoor football, 1 volleyball court, archery, and indoor hockey. The swimming pool (25m, 6 lanes) is proposed in order to meet with Sport England and ASA standards for competitions.

The demolition of a number of the existing buildings will result in the loss of 24 classrooms, which will need to be replaced as part of the proposed development. In addition to these 24, a further 7 classrooms are proposed which include 3 PE classrooms associated with the sports facilities, and 2 ICT classrooms.

The school shop currently resides in dilapidated premises, which are not fit-for-purpose and are in a poor state of repair. It is located in a poor position, and needs to be relocated and up-graded.

By locating a new dining hall and kitchens over the proposed sports facilities, it is possible to resolve all the problems with the current dining hall, in particular the number of covers able to be accommodated.

In addition to the proposed facilities above, the scheme proposes the upgrading and improvement of the external areas surrounding the buildings, including the public highway in Old Wish Road.

140196 (LBC)

Listed building consent is sought for the creation of a new access through the listed wall facing College Road and closing of existing access.

140397 (PPP)

A further application for planning permission seeks consent for the location of 12 temporary classrooms across the College campus to accommodate students during the construction period. The classrooms are situated in blocks of two, one sited adjacent to the 'Head Masters' House at the corner of Old Wish Road, 4 sited adjacent to the existing dining hall adjacent to Grassington Road, and a further block on the opposite side of Blackwater Road to the College playing fields.

Application Documents

Across all three applications there are a range of supporting documentation that can be summarised as follows:-

Design and Access Statement

It is considered that this 'amount' of development proposed is appropriate for this site as the existing buildings are in fact out of scale, too small for the site and incongruous when viewed in the context of the adjacent Birley Centre, the Science Centre and the 4/5 storey hotels opposite.

Academic accommodation needs to be located close to the existing academic heart, and on existing access routes. The development will benefit teaching and learning as well as multiply sporting and cultural opportunities for young people, their families and many others in the local community. Although its function first and foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre.

Planning Statement

The application site is part of the existing wider College campus and is a long established educational and community facility in the town. The principle of developing the site to improve the facilities is in full conformity with local and national planning policy and guidance. The proposed works will not increase the number of pupils and staff at the school and will therefore not increase the comings and goings and day-to-day activity on the site or in the surrounding streets. The site is well served by public transport and all amenities are within an acceptable walking distance. Furthermore the proposed facilities will be contained within modern building fabric that will be well attenuated against the transmission of noise. The proposed buildings have been designed to avoid any overlooking of private dwellings or gardens and it is not considered that there will be any harm caused by overlooking or loss of privacy.

Biodiversity Statement

The likelihood of presence of breeding birds and bats was considered to be medium. The likelihood of presence of badgers and reptiles was considered to be low. No further surveys are currently recommended. No bats were seen, or suspected, to be roosting within any of the buildings inspected at Eastbourne College. There were no droppings or other secondary evidence found during the building inspection and no bats were seen or suspected to have emerged from the buildings surveyed during the dusk emergence survey. Although there does remain potential for bats to roost within the buildings surveyed at Eastbourne College, when taking account of the results of these surveys the risk of a roost being found at the present time is low. There is the potential for a roost to establish at some point in the future and the risk of this is exacerbated by the likely presence of a pipistrelle roost in the immediate local area. Therefore, a precautionary approach to demolition is recommended.

Transport Assessment

The application is not designed to increase pupil numbers at Eastbourne College, and as such, will not generate any additional pupil/parent 'traffic'. Although its function first and foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre. This will not generate lots of additional visitors, as the College already allows the existing swimming pool and squash courts to be used by members of local sports clubs. The site is well served by local buses (Nos 3 and 3A in particular), and by providing dedicated bicycle parking racks adjacent to the main entrance, users will be encouraged to cycle to the building. Inevitably a development such as this will generate some additional traffic during the construction period. However at this stage, without a main contractor appointed it is impossible to determine precisely how this will be managed, so it is anticipated that haulage route details, hoarding location, delivery hours, location of the site compound and welfare facilities, wheel washing locations etc will be the subject of a planning condition should consent be granted.

Statement of Community Involvement

The application scheme submitted represents the product of a thorough and robust programme of consultations which has resulted in a development suitable for the site itself, the local area and the South Downs National Park.

Parking Provision

The application is not designed to increase pupil numbers at Eastbourne College, and as such, will not generate any additional need for parking. Although its function first and

foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre. This will not generate lots of additional visitors, as the College already allows the existing swimming pool and squash courts to be used by members of local sports clubs. Like the Birley Centre, dedicated parking will not be provided as part of this development (except for disabled parking), but to encourage cycling, dedicated cycle racks suitable for 10 cycles will be provided as part of the development adjacent to the main entrance. Use of this building by the local community will be sporadic rather than concentrated, in other words much smaller numbers of people will visit the building at a variety of times.

Noise Impact Statement

The only noise related planning issue for this scheme is the impact of noise upon local amenity. The development site is surrounded to the north, south and west by other college buildings, so there are no noise related planning issues to consider in these directions. However directly to the south of the site there is the three storey Congress Hotel, to the south east the four storey Devonshire Park Hotel and to the south west the three storey Arundel Hotel and beyond that three storey housing. The nearest of these hotels will be around 30m and the nearest housing around 45m from the new building. The site is currently part of the school, so general school activity is part of the character of the area and as such not a significant issue. There will be a roof terrace area for informal use, with the main terrace area to the east, some 65m from the nearest housing and largely screened from it by the building itself. There will be mechanical plant items on the roof of the building to provide mechanical ventilation and cooling to parts of the building. This plant will be acoustically attenuated so as to not be to the detriment of amenity of the hotels and residences south of the school. This will be achieved by means of fitting attenuation and the roof screening as proposed.

Consultations:

Internal:

Conservation Area Advisory Panel (CAAG) and Specialist Advisor – No objections raised.

The Specialist Advisor presented the main issues to CAAG, which were that there was no historic interest in the existing buildings so demolition was acceptable in the Conservation Area. Also there was no impact on the listed building (Wardens House) on the site as it was too far away. Some demolition of the listed wall was necessary for access but this would be compensated by the blocking up of another entrance.

The Group looked at the issues outlined by the Specialist Advisor on the scale and massing of the scheme and its impact on the College Conservation Area and the Devonshire Park area of the town, including important views from the Wish Tower lawns. The general language of buildings in Eastbourne is for generally five or more storey buildings (Hotels), along and close to the seafront, The site is also adjacent to significant commercial buildings on the adjacent Devonshire Park Site. The scale and mass of the proposal will have a similar mass but be of a lower height to these adjacent buildings. It is noted that the applicant has broken up the major street elevations to Carlisle Road and College road by using a mix of render and brickwork as recommended by the Eastbourne Society and English Heritage.

CAAG raised concerns about the views across the site to the downland beyond. The Specialist Advisor confirmed similar concerns from officers and required a photomontage which showed that the scheme will not obscure the distant view of the South Downs.

CAAG were pleased that the applicant had pre-application talks with officers, and had undertaken a detailed consultation with the public to address any concerns that had been previously raised. The Group felt the project was imaginative, forward looking and would have a positive impact on the surrounding conservation area. It was also considered that the scheme represented an improvement to the school and an investment in the town.

Specialist Advisor Planning Policy – No objection raised.

The application is fully supported by Policy LCF18: Extension of Educational Establishments, which is also in accordance with the NPPF, and subject to conservation related issues, this should be considered as being in compliance with policy.

Specialist Advisor Economic Development – No objection raised.

The application does not proposed to increase pupils or staff however, the supporting economic Statement outlines the pupil/overseas student and employee numbers which generate numerous opportunities for the local economy and the town. The Applicant has agreed to provide opportunities in terms of Local Labour during the construction of the proposed development which is controlled by a unilateral undertaking.

External:

East Sussex County Council Highways – No objection raised.

This application does not seek an increase in staff or pupil numbers and therefore there will be no additional impacts on the surrounding highway network from extra parking demands or vehicle trips. The proposal would remove the need for staff and pupils to cross College Road to travel to and from the dining hall which would be a positive step as a significant amount of pedestrian movements are produced by the current layout which take place in a short time. A number of conditions are requested.

East Sussex County Council Archaeology – No objection raised.

The proposed development is situated within a Conservation Area but not within a currently defined Archaeological Notification Area. However the proposed development has a heritage interest due to the occupation of this site prior to its development as school, as well as the historical interest in the surviving early school buildings, relating to the construction of Eastbourne College in the 1860s and subsequent decades. The site has a high potential for below ground archaeological remains and despite the likelihood that these may have been impacted by modern developments, it will be necessary to evaluate and mitigate any impacts through the application of an appropriate planning condition. With regard to the standing building, we would recommend that subject to the recommendations of your conservation team, any impact to significant aspects of the historic fabric are also subject to appropriate mitigation secured by condition.

Southern Water – No objection raised.

Additional off site sewers, or improvements to existing sewers would be required to serve the proposed development, conditions and informatives suggested should permission be granted.

East Sussex County Council Ecologist – No objection raised.

Surveys were carried out in accordance with best practice and are sufficient to inform appropriate mitigation/compensation. Provided the agreed mitigation measures are implemented, the proposed development is unlikely to have a detrimental impact on biodiversity and can be supported from an ecological perspective. If the Council is minded to approve the application conditions are suggested to ensure no detrimental impacts.

English Heritage – do not object to the demolition or the concept of a contemporary design at the site, provided that it respects the historic context in which it sits. Their response outlines what forms the character of the College Conservation Area and where possible and set against the development constraints of large sports hall development they recommended that the applicant should look to incorporate design solutions that break up the mass/scale of the development and add a more vertical emphasis. In addition the development should have regard to the views to/through and around the site.

Neighbour Representations:

No letters of support or objection have been received to the application.

Appraisal:

Principle of development:

The Core Strategy Vision of the Meads neighbourhood states 'Meads will strengthen its position as one of the most sustainable neighbourhoods in the town. It will make an important contribution to the delivery of housing and increasing its importance to the tourism industry, whilst conserving and enhancing its heritage and historic areas'. Core Strategy Policy C11: Meads Neighbourhood Policy promotes this vision by a number of measures including: Protecting the historic environment from inappropriate development; and increasing the provision of health and community facilities and facilities for children and young people. These two specific measures are most relevant to this application. The proposal is supported by Borough Plan Policy LCF18: Extension of Educational Establishments, which states the planning permission, will be granted for additional education facilities within sites identified for educational use, subject to amenity issues, acceptable siting, scale, materials and landscaping, and good access arrangements, including for people with disabilities and mobility problems.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The majority of properties opposite the site on Carlisle Road are operated as hotels. The nearest residential properties appear to be 41 and 49 Carlisle Road, approximately 40m from the site of the development.

The development replaces existing facilities for the school. At second floor level above the proposed swimming pool is the proposed new dining and common room facilities. These have an associated roof terrace for use as external amenity space and whilst all uses of this space are not yet known it is likely that its use should not result in any material impacts upon the site/surrounding area. Notwithstanding this an hours of use condition is recommended.

It is not proposed that the number of staff or students will increase therefore it is not considered that there will be significant impacts on surrounding residential properties or occupiers or users of the surrounding hotels to warrant the refusal of the application. No objections have been received from local residents or businesses to the application proposals.

Design issues and impact on character and setting of a listed building or conservation area:

The proposal to erect the new complex requires demolition of several buildings and part of a listed wall. The application pertains to planning permission and demolition in a conservation area. The application is to rationalise the Southern area of the Eastbourne College site and has no impact on the listed building (Wardens House) on the site. Also there are no buildings of historic interest in the demolition area. Therefore there is no objection to the demolition of the buildings in question.

There is one building of local interest that would be demolished. The existing pavilion to the south-eastern corner of the sports fields has however been substantially altered post its local listing in the early 1990's. As such no objection is raised by the Specialist Advisor Conservation and Design nor CAAG in relation to the demolition of this building.

The scheme has been subject to several alterations during pre-application discussions to break up the overall mass and domination of the street scene and these add a more vertical emphasis to the scheme. These changes have been in response to comments such as those from the Eastbourne Society and also go some way to answering English Heritage's concerns. Sporting facilities generally require accommodation which has a large plan footprint and also a large volume; the requirement of the project is to include a 42m x 24m triple height sports hall and a 25m, 6 lane double height swimming pool. These two elements have been the driving force in the layout of the building, as there are limited options for their location on the site.

The proposed new development will create 9988m² of internal floor space, of which 2431m² will be subterranean, leaving 7557m² above ground over three storeys. In order to reduce the impact of the 'amount' of development on the site, the sports hall, swimming pool tank and ancillary accommodation associated with these areas have been sunk down into a basement level, and as such, being subterranean are invisible from view. The scheme has been well thought through and the main facades have been broken up on the major street elevations to Carlisle Road and College road by using a mix of render and brickwork. This helps assimilate the scheme with the local townscape and adds a more vertical emphasis without a slavish pastiche.

The scale and massing of the scheme will introduce new development that is different in its scale and form to the surrounding area however as is evident by the Birley Centre and The Towner different buildings can make a positive contribution to the character of the wider area.

English Heritage commented that the scheme should have regard to size/scale and massing as well as to the views to the through the site. It is considered that the scheme creates a new piece of urban street scene and public realm and hence creates new forms of architecture and the applicant has created vistas to and through the site. In this

regard the current scheme has responded to the comments received and is considered to be acceptable.

On the specific issue of the longer range views as raised by CAAG it is clear that the longer views and view from Wilmington Square towards the Downs will be preserved given the height of the proposed buildings. The proposed building will be visible from the balcony of the Towner Gallery café, and photo montages of the resulting views have been produced. These show there is a slight impact on the longer view towards the west whereby the proposed building is visible but this is not a significant or such a detrimental impact to warrant the refusal of the scheme. The scheme will also still allow for some views of the retained college buildings of character.

One of the most iconic and important views of Eastbourne College is from Grange Road across the playing field. The Memorial Building and College Theatre make up this view, together with the existing two storey pavilion at the southern most end. The scheme incorporates a replacement 'pavilion' facing the College Green, which is the termination of a range of buildings along Wish Road incorporating a school shop and classroom facilities. The proposed replacement pavilion retains the character of a pavilion overlooking the playing field whilst being modern in design and appearance. The building will be connected with the existing adjacent building with a fully glazed section. The proposed 'pavilion' will be brick facing at ground floor level, with first floor and canopy over clad in a grey colour aluminium cladding. The third floor is set back from the front elevation to appear subordinate with the majority of the elevation glazed. The height has been given careful consideration in order to appear subordinate to the adjacent College Theatre as well as the Head Masters House to the south. The pavilion is considered to sit well within the site and respect the character of the surrounding buildings, appearing as a modern addition not attempting to replicate or offer a poor pastiche of the nearby historic buildings.

This element of the building is connected to the Big School double height atrium building, this is a common design solution where a junction is formed between old and modern buildings and is a success here. This atrium building is considered therefore to be acceptable.

The siting of temporary classrooms in locations across the College campus during the course of construction forms a separate application for planning permission. The location of the temporary buildings has been carefully selected to minimise impact on the visual appearance of the area. The buildings are to be either a light grey or green colour which will have a limited impact on the character and appearance of the conservation area. These classrooms will be controlled via planning condition requiring their removal following the first occupation of the main development.

The application for listed building consent relates to the blocking up of an existing opening and the widening of an existing opening in the Grade II listed flint wall facing onto College Road. It has been proposed to reuse the flint from the enlarged opening to block up the existing opening meaning no loss of the amount of flint boundary wall. Our Specialist Advisor for Conservation and Design as stated in their consultation response that whilst the reuse of the flints is welcomed in conservation terms, it should be noted that the flints to be removed to widen the gate access comprises coursed field flints, and the aperture to be closed is knapped random flints so this may not be possible. The

actual rebuilding of the wall to match existing can be secured by condition over coming any concern that this may raise.

Impacts on trees:

A full arboricultural survey has been submitted as part of the application which states that a number of trees will need to be removed to facilitate development. With the exception of three trees which are category B, all other are either category C or U trees under the British Standard, meaning that should either be removed as good arboricultural practice or should not be retained where they would impose a significant constraint on development. The trees which offer the most significant contribution to the conservation area (identified as T5 and T6 in the applicants Tree Survey) are identified to be retained, conditions are applied to the consent to ensure the health of these trees during the construction phase. It is agreed that a number of trees equal to those removed will be replaced within the College campus as part of this development which can be secured by condition.

Ecology

The application has been supported by an Ecological Survey which recommended some mitigation measures. Provided the agreed mitigation measures are implemented, the proposed development is unlikely to have a detrimental impact on biodiversity.

Trees and buildings at the site have the potential to support breeding birds. All birds, their nests, eggs and young are protected. Any clearance of vegetation suitable for breeding birds should be undertaken outside of the bird nesting season i.e. between September and February inclusive. If it is suspected that birds are using features within any of the buildings proposed for demolition, for roosting or nesting, this should be inspected by an ecologist.

It is recommended that compensation be provided for any loss of breeding bird habitat through planting of appropriate native species and/or the provision and appropriate siting of bird nesting boxes.

No evidence of badgers was found on-site and it was considered that any use of the site by this species is currently limited to commuting and foraging. It is recommended that precautions be taken with regard to the potential presence of commuting and foraging badgers.

Impacts on highway network or access:

The existing vehicular access in College Road will become redundant as a result of this development with further access needing to be widened to accommodate larger delivery vehicles to a proposed service yard. It is noted that a gate is proposed at the back of the footway and the local highway authority have requested that the gate would need to be relocated inside the site so any vehicle waiting to enter the site can wait clear of the carriageway. However, given the wall is listed and the confines of the site it is not possible to relocate the gates within the site.

The application will not result in the loss of any parking provision, but will result in the gain of two dedicated disabled parking spaces.

The Applicant is in consultation directly with East Sussex Fire Brigade and East Sussex County Council in relation to emergency vehicle access to the College Campus. These consultations relate to both the access to the existing buildings and the requirements for access once/should the current proposal be approved and/or built. It is not anticipated that any works requiring planning permission will be required to facilitate this improved access.

Sustainable development implications:

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance. BREEAM New Construction is a performance-based assessment method and certification scheme for new buildings. The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner. A voluntary scheme, it attempts to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts.

The scheme the subject of the application achieves a '**very good**' rating

Other matters:

The Applicant has agreed to a Unilateral Undertaking in relation to the use of local labour in the construction phase of the development and agreed payment of a monitoring fee for these obligations.

Human Rights Implications:

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.

Conclusion:

It would not be possible to realise the scheme without the removal of the buildings outlined in the application. None of the buildings are of any historic interest and no objections have been received from the conservation bodies and therefore the demolition of the buildings as proposed is supported.

The principle of developing the site to improve the facilities is in full conformity with local and national planning policy and guidance. The modern design of the proposed scheme respects the character and appearance of the conservation area and maintains important views. The development offers significant public benefits and uses the site to its optimum viable use. Although its function first and foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre. The development will benefit teaching and learning as well as multiply sporting and cultural opportunities for young people, their families and many others in the local community. The scheme is therefore considered an appropriate re-development of the site and therefore it is recommended that planning permission is granted.

The works to the listed wall are relatively minor and will respect the character of the wall by infilling and making good an existing opening and widening another to give access to a service yard. The works are considered acceptable in highways terms and conditions in relation to the use of materials will ensure the resulting works match the existing preserving the historic character. Therefore it is recommended that listed building consent is granted for these works.

The proposed temporary classrooms are necessary in order to continue the day to day life of the school during the construction phase. The proposed location, scale and appearance of the temporary buildings are considered to preserve the character of the conservation area, and therefore it is recommended that planning permission is granted for the temporary period, after which time the buildings will be removed.

Recommendations:

140194 Planning permission and relevant demolition in a conservation area - Approve subject to the following conditions; and completion of Unilateral Undertaking

Relating to employment initiatives

- 1) Time for commencement.
- 2) Approval of drawings.
- 3) Submission of all external materials.
- 4) The demolition and construction shall be carried out in accordance with biodiversity statement.
- 5) To avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August).
- 6) No development shall take place until the developer has secured the implementation of a programme of archaeological work.
- 7) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed.
- 8) The development shall not be occupied until the existing access shown on the approved plans to be blocked up has been stopped up and the kerb & footway reinstated.
- 9) The new access shall be in the position shown on the submitted plan.
- 10) The development shall not be occupied until a turning space for vehicles has been provided.
- 11) Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority.
- 12) Provision of wheel washing facilities.
- 13) The development shall not be occupied until disabled parking area has been provided in accordance with the approved plans.
- 14) Prior to the commencement of development the developer must advise the Local Planning Authority (in consultation with Southern Water) of the measure which will be undertaken to divert the public sewers.
- 15) All existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works.
- 16) No bonfires or burning of materials shall take place within 6 metres of the furthest extent of the spread of the canopy of T4 and T5.
- 17) Details of works and impacts on trees T4 and T5.
- 18) The soil levels within the root spread of T4 and T5 of the applicants tree report (Ref: BM-1041tr) to be retained shall not be raised or lowered.

- 19) No works or 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.
- 20) Details of tree planting.
- 21) Any such trees that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within five years of planting shall be replaced
- 22) Standard construction time condition.
- 23) Demolition method statement.
- 24) Standard unknown contamination condition.
- 25) Details of temporary structures or hoardings.
- 26) The terrace shall not be used other than between the hours of 0700 and 2200 on any day.

INFORMATIVES:

1) Your attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE and or PRIOR TO OCCUPATION OF THE BUILDING. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may take appropriate enforcement action to secure compliance. You are advised that sufficient time for the Authority to consider the details needs to be given when submitting an application to discharge conditions. A period of between five and twelve weeks should be allowed. A fee of £97 is payable for each submission to discharge conditions.

2) The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove Otterbourne, Hampshire SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

140196 Listed building consent to create new vehicle access through listed boundary wall facing College Road – Approve subject to the following conditions;

- 1) Time for commencement.
- 2) Approval of drawings.
- 3) Materials to match the existing.

140397 Planning permission for placing of temporary classrooms – approve subject to the following conditions;

- 1) Time for commencement.
- 2) Approval of drawings.
- 3) The temporary buildings hereby permitted shall be removed and the land restored to its former condition on or before 31 December 2017.

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Agenda Item 9

App.No: 140119 (OSR)	Decision Due Date: 1 May 2014	Ward: Devonshire
Officer: Anna Clare	Site visit date: 17 April 2014	Type: Outline (some reserved)
Site Notice(s) Expiry date: 25 February 2014 Neighbour Con Expiry: 4 April 2014 Weekly list Expiry: 4 April 2014 Press Notice(s): n/a		
Over 8/13 week reason: Brought to planning committee within statutory time frame.		
Location: Land at the Corner of Firle Road and, Beltring Terrace, Eastbourne		
Proposal: Outline application (For Access, Appearance, Layout and Scale) for demolition of house and garage at 60 Firle Road and garage at 13Beltring Terrace and the erection of 4 no.1 bedroom apartments and 1no.2 bedroom house (with Landscaping reserved).		
Applicant: Mr R. Dowding		
Recommendation: Refuse planning permission		

Executive summary:

There have been numerous applications to develop this site over a number of years. The most recent in 2013 proposed the demolition of the existing house at 60 Firle Road and the erection of 7 one bedroom flats, and was refused on the grounds that the proposal would be overbearing on and result in loss of privacy to neighbouring properties, overdevelopment of the site and the design was considered inconsistent with surrounding buildings.

The application is for outline planning permission, for determination on appearance, access, scale and layout with landscaping a reserved matter.

It is considered the current application whilst alleviating some concerns in relation to amenity impacts on adjacent properties, has not gone far enough to alleviate concerns in relation to the over development of the site and the proposals again do not respect the character and appearance of the surrounding buildings. Therefore it is recommended that outline planning permission be refused.

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution

B2 Creating Sustainable Neighbourhoods

C3 Seaside Neighbourhood Policy

D5 Housing

D10a Design

Eastbourne Borough Plan Saved Policies 2007

US5 Tidal Flood Risk

HO2 Predominantly Residential Areas

HO6 Infill Development

HO20 Residential Amenity

NE14 Source Protection Zone

UHT1 Design of new development

UHT4 Visual Amenity

Site Description:

The site is located at the corner of Firle Road and Beltring Terrace. Beltring Terrace comprises a row of terrace houses on one side of a narrow unmade private road with the rear of properties of Beltring Road opposite.

The site is currently occupied by No. 60 Firle Road (proposed to be demolished) - a detached 1950s property on the corner of Firle Road/Beltring Terrace a flat roofed garage with forecourt to the rear of the property, and a further piece of land that runs adjacent to No.12 Beltring Terrace to the rear of properties of Firle Road with a garage and green space.

The site sits within an area of densely built-up residential terraced properties. The terrace of properties which form Beltring Terrace are small 'cottage' type properties which are similar in appearance in detailed design in terms of windows and doors. Some properties have small porches and all have small gardens setting the properties back from the pavement edge. A narrow footpath runs in front of the terrace, and the unmade road is used as unallocated parking. The road is narrow and therefore there is provision only for parking on one side of the Beltring Terrace.

Relevant Planning History:

EB/1992/0512

Alterations to roof of No.12 and erection of attached dwelling to end of terrace.

Granted, subject to conditions.

1993-02-02

EB/1954/ 0 103

Erection of a detached dwellinghouse, with domestic garage.

Granted.

1954-03-18

020801

Erection of detached two-bedroom dwelling.

Planning Permission

Refused
03/04/2003

050734
Erection of detached two bedroom dwelling.
Planning Permission
Refused
20/07/2005

050798
Erection of detached two bedroom dwelling.
Planning Permission
Refused
08/02/2006

Demolition of house and garage at No. 60 Firle Road and garage at 13 Beltring Terrace. Erection of 7 No. one bedroom flats with one parking space. Outline (some reserved) (Ref: 130160)
Refused 18/07/2013 for the following reason;
By reason of the overbearing impact with no. 64 Firle Road and no. 12 Beltring Terrace, The loss of privacy to no. 64 Firle Road, the development is considered to be an overdevelopment of the site. The design of the scheme is inconsistent with the character and appearance of the surrounding residential area, and the proposal lacks a suitable amount of private amenity space for the number of households on-site.

Proposed development:

The application is for outline planning permission (For Access, Appearance, Layout and Scale) for the demolition of the house and garage at 60 Firle Road and garage on the plot of land adjacent to 12 Beltring Terrace and the erection of 4 no.1 bedroom apartments in a two storey building at the corner of Firle Road and Beltring Terrace and 1 no.2 bedroom detached two storey dwelling adjacent to No.12 Beltring Terrace (with Landscaping reserved). One off street parking space is provided for the dwelling house, and three parking spaces are shown on street (Beltring Terrace) on the proposed drawings.

Consultations:

Internal:

Local Highway Manager – No objections received.
A refusal on highways grounds cannot be substantiated given there is available parking on-street in the surrounding area at all times.

Planning Policy Manager – Objections Raised
The site has not been formally identified for development within the Council's Strategic Housing Land Availability Assessment, therefore is a windfall site. The Council relies on windfall sites coming forward as part of its spatial development strategy (Policy B1 of Eastbourne Core Strategy Local Plan) and in order to meet its local housing targets. In summary Planning Policy do not support the principle of development in line with the National Planning Policy Framework. Whilst windfall development is supported, the

proposal is considered to create undue harm to the character of the area and residential amenity.

External:

Environment Agency – No objection raised.

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood resilient and resistant measures.

Neighbour Representations:

17 objections have been received and cover the following points:

- Flooding
 - Parking
 - Highways impacts
 - Insufficient size for number of dwellings proposed
 - Impacts on sewers/drainage
 - Tarmacing the road would be out of keeping
 - Rendering to the flats is out of character
 - Height is too large and overly dominant
 - Appearance of the buildings do not fit with others
 - Out of character with housing stock in area which is single dwellings
 - Parking plan is not realistic
-
- No.12 Beltring Road object as given the close proximity they will be unable to maintain their property.
 - No.68 Firlie Road object on grounds of loss of light to rear garden
 - No.49 Beltring Road object on grounds of loss of light, outlook and privacy.

Objections were also received on the following points which are not considered to be planning considerations

- Impacts during construction
- Land ownership

Appraisal:

Principle of development:

The National Planning Policy Framework is clear that sustainable residential development should be granted planning permission to ensure greater choice of housing in the local market and to meet local and national housing needs. The site has not been formally identified for development within the Council's Strategic Housing Land Availability Assessment, therefore is a windfall site. The Council relies on windfall sites coming forward as part of its spatial development strategy (Policy B1 of Eastbourne Core Strategy Local Plan) and in order to meet its local housing targets.

The principle of residential development on the site is considered acceptable in line with the National Planning Policy Framework 2012, and is supported in principle within the Core Strategy due to Eastbourne's high windfall reliance. This is, however, subject to there being no negative impact on residential amenity - the Core Strategy states development will be required to 'protect the residential and environmental amenity of existing and future residents', which will be assessed in further detail.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The application comprises of two elements, the demolition of No.60 Firle Road and the re-development comprising 4 self contained flats, and the erection of a detached two storey dwelling house adjacent to No.12 Beltring Terrace. Each will be assessed separately.

The development at the corner of Firle Road and Beltring Terrace is proposed two storeys in height with residential accommodation proposed in the roof space, with a dormer to the rear roof slope, and rooflights to the front and side roof slopes. Four one bedroom flats are proposed, two at ground floor level accessed by separate accesses from Firle Road and Beltring Terrace and two with living accommodation at first floor level and bedrooms provided in the roof space which are accessed by an entrance at the rear of the property off Beltring Terrace.

The size of the building proposed has been reduced since the previous refusal, the proposed replacement building at the corner is in line with the rear of No.64 Firle Road and will therefore have less impact on this adjacent property. The rear of the property is set back from the boundary with No.64 to mirror the adjacent property and as such it is considered that this proposed building will not result in a significant impact on this adjacent neighbour in terms of loss of light or privacy given the existing situation.

The detached dwelling adjacent to No.12 Beltring Terrace is proposed in line with the existing adjacent property at ground floor level and stepped back at first floor level; therefore minimising any impact on the existing property. The Owner of No.12 Beltring Terrace has objected to the application on the basis of the separation distance allowed between the existing property and that proposed at just over 20cm which will not allow for any maintenance of the properties. This is not strictly a planning concern. The proposed property will bring the building line closer to the rear of No.64 Firle Road, however it is not considered that this will result in any significant impacts in terms of amenity given the angle of the properties and as there is already significant overlooking as the properties here are all relatively close together.

No.49 Beltring Road have objected to the application on the grounds of loss of light, outlook and privacy. No.49 Beltring Road is located to the east, and the rear of which looks towards the application site. It is not considered that the proposed development would result in significant overlooking above that already occurring from other properties on Beltring Terrace to warrant a refusal of planning permission. The proposed building will be visible from the rear of the property however given the existing built form it is not considered that the proposed buildings will result in significant impacts in terms of loss of light to the rear of the property.

No amenity space is proposed for the flats, a small private rear garden is provided to the detached dwelling approximately 30m² in area. The size of private amenity space to the detached dwelling is considered appropriate for the size of dwelling.

Design issues:

The existing building at 60 Firle Road is detached and a later addition than the terrace adjacent 64-76 Firle Road, but is matching in character to the property on the opposite

corner of Beltring Terrace and Firle Road. The existing property is sited set back from the adjacent terrace of Firle Road and from the pavement edge of Beltring Terrace with a detached garage to the rear. The existing building is proportionate to the surroundings and is set well within the site. The proposed replacement building of 4 flats brings the building line forward in line with the adjacent terrace, and right up to the pavement edge on Beltring Terrace, which is considered totally inappropriate for the setting.

The area is characterised by terraces of single family dwellings. The proposed building is located on a prominent corner site with the ridge height slightly higher than the adjacent terrace. The design fails to consider the character of the adjacent buildings, resulting in an overly dominant building on the street scene which is totally out of character with the surrounding area.

The Applicant wishes to demolish the existing building to maximise the potential return for the site with the provision of 4 flats and a detached dwelling. The site is considered far too small to accommodate this level of development whilst respecting the character and appearance of the surrounding area.

Beltring Terrace consists of a row of small 'cottage' type terrace houses which are all similar in character in terms of detailing, location of doors/windows etc, with small front garden areas setting the properties back from the pavement edge. The proposed dwelling adjacent to No.12 does not follow the pattern of development of the existing terrace. The property is wider than the existing terrace and the main entrance door is proposed to the side elevation, the property's eaves height lines through with the terrace, but the ridge height of the roof is approximately 1m below the adjacent terrace. The intention of this is to minimise the impact of the proposal on the adjacent properties, however the result is that the proposal appears out of keeping with the surrounding

Therefore the proposals are considered unacceptable in terms of the appearance of the proposed buildings, the layout and scale of development.

Impacts on highway network or access:

The applicant maintains that the site is a sustainable location and therefore a lack of parking provision is acceptable. Whilst the location is in close proximity of Seaside which has bus links to and from the Town Centre, it is likely that occupants would have private cars and therefore there would be an increase on demand for on-street parking. The previous application in 2013 for the provision of 7 flats was not refused on the grounds of parking impacts as it was shown that there was available on street parking in the surrounding area at all times; therefore it is not considered that a ground of refusal on parking impacts could be substantiated for this smaller scheme.

The proposal lacks a clear strategy for parking provision for the proposed development, and is at a sufficient distance from the Town Centre to not rely solely on overspill parking on neighbouring streets. The on-street parking shown on the proposed drawing, whilst the applicant maintains that this is private land would restrict access for other occupiers of Beltring Terrace given the narrowness of the road. It would also not be possible to utilise the off street parking proposed for the dwellinghouse if the on-street parking were used. The parking provision is considered ill thought out, however it is not considered that a ground of refusal on highway impacts or parking can be substantiated.

Sustainable development implications:

The NPPF in paragraph 65 states that Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design. The Applicant submits that the development is sustainable because the location is sustainable. Whilst solar panels are shown to the roof slope of the building proposed to the corner of Firle Road and Beltring Terrace, no further information is provided in relation to which flats they serve or the benefits of these. The number seems too small for any real benefit to all 4 flats.

In any event whilst there may be some benefit to the provision of additional homes, on balance the harm caused by the development to the street scene would outweigh the benefits and therefore it is considered that the proposed would not represent a sustainable form of development as set out in the NPPF.

Other matters:

The Design and Access Statement submitted states that the site is a brownfield site and the application would result in a more efficient use of the land. It is considered that the site at present is occupied and the demolition is considered unnecessary. The site provides a detached single family dwellinghouse in an area characterised as such; the site is not a vacant site awaiting development. The applicant has sought permission for a variety of schemes which the majority have been refused and dismissed at appeal. It is considered that the site cannot accommodate the level of accommodation proposed due to the confines of the site. The applicant is advised to contact the Local Planning Authority for pre-application advise, which is offered free of charge prior to the submission of further applications.

Human Rights Implications:

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.

Conclusion:

The application seeks outline planning permission with landscaping reserved for the re-development of the site. The appearance of the proposed buildings is considered totally out of keeping with the character of the wider area, the corner site is a prominent corner and the proposal is considered out of scale with other properties. The detached dwelling adjacent to Beltring Terrace is considered out of keeping with the pattern of development to the terrace and is therefore unacceptable. The scale of development is considered inappropriate for the size of the site, resulting in an over development of the site which would be detrimental to the surrounding area.

Recommendation: Refuse outline planning permission for the following reason;

By reason of the scale and layout of proposed development and the detailed design and appearance of the proposed buildings the proposals are inconsistent with the character and appearance of the surrounding residential area and are therefore contrary to saved policies.

In coming to this decision to refuse permission, the local planning authority have had regard to the requirement to negotiate both positively and pro-actively with the applicant, in line with the guidance at paragraph 187 of the National Planning Policy Framework. However, the planning constraints leading to this refusal of permission, namely the proposed over development of the site and the detailed design of the proposed buildings, do not appear capable of resolution without major revision to the proposal.

Appeal:

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

Agenda Item 10

App.No: 140288 (PPP)	Decision Due Date: 27 th May 2014	Ward: Meads
Officer: Leigh Palmer	Site visit date: 25 March 2014	Type: Planning Permission
Site Notice(s) Expiry date: 11 April 2014		
Neighbour Con Expiry: 03 April 2014		
Weekly list Expiry: 03 April 2014		
Press Notice(s): 01 April 2014		
Over 8/13 week reason: Brought to Planning Committee within statutory timeframe.		
Location: St Andrews School, 72 Meads Street, Eastbourne.		
Proposal: Erection of a new sports hall (including changing facilities. WCs, office, storage and dance studio) located on existing playing field.		
Applicant: Mr Stephen Henderson-Reid		
Recommendation: Approve conditionally and completion of Unilateral Undertaking Relating to employment initiatives		

Executive Summary:

Application proposes a new sports hall complex providing essential sporting accommodation for St Andrews School.

The application has been the subject of significant pre application discussion including Public Consultation event, the Councils Design Review Panel, Conservation Area Advisory Panel and officers.

It is clear that the sports hall complex would meet the applicants sporting needs, whilst freeing up existing school buildings for enhanced curricular activities.

The building is located sensitively, separated sufficiently from residential properties to minimise impacts; whilst it is acknowledged there may be impacts during the construction period these are likely to be short lived and not substantial to substantiate a refusal.

In addition it is accepted that with of building of this scale and size it will be visible from a number of vantage points and as such both long and short range view of the site will alter, however the design and size of the sport hall complex is considered acceptable, and the proposal will not materially impact upon the character and appearance of the conservation area; therefore it is recommended that planning permission is granted.

Relevant Planning Policies:

Conservation Area

Meads Conservation Area

National Planning Policy Framework

1. Building a strong, competitive economy
4. Promoting sustainable transport
7. Requiring good design
8. Promoting healthy communities
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution
B2 Creating Sustainable Neighbourhoods
C11 Meads Neighbourhood Policy
D10 Historic Environment
D10A Design

Saved Borough Plan Policies 2007

UHT1 – Design of New Development
UHT4 – Visual Amenity
UHT15 – Protection of Conservation Areas
HO20: Residential Amenity
LCF18: Extension to Educational Establishments

Site Description:

St Andrews School lies within the heart of the Meads area of the town and commands a significant campus containing a range of buildings of differing age and architectural styles along the eastern and southern boundaries of the site which lay adjacent to an expanse of recreational space (both hard surface and turf).

The application site forms part of the open space of St Andrews School. The position of the proposed sports hall is to the south side of the playing fields and adjacent to the rising ground boundary to the site and would not result in the loss of space used for active recreation/sporting activity.

To the rear of the proposed sports hall the land rises to surrounding streets; this rising ground level contains a mature belt of trees and shrubs.

There are numerous access points to the school campus with the main one being directly off Darley Road.

Relevant Planning History:

There is an extensive planning history for this school site, with application reference 130756 *Erection of a new sports hall (to include changing facilities, WC's, office, storage and dance studio) on existing playing field.* Being withdrawn in order to secure an improved design.

Proposed development:

The scheme proposes a new sports hall complex containing the main sports hall building (4 x badminton court) 39m X 21m x 9.2m high; this building forms the bulk of the new complex and is capped in a flat roof.

To the front/side of the main building is the service and support accommodation including reception/office, changing facilities, plant and equipment store and dance studio. This is a 'L' shape range of buildings which are all single storey but incorporating contrasting heights with the main entrance and the dance studio forming bookends to this range of buildings.

The height of the main building is approximately 2.5m above the ridge line of the existing adjacent pavilion building and predominantly set below the ground level at the boundary of the site.

In order to reduce the scale of the development the scheme uses the existing rising ground in this part of the site and sets the bulk of the building into the ground. The building is set into the existing bank by approximately 3m.

The scheme proposes a new vehicular roadway (surface details to be controlled via condition) across the school campus to the new building; this access will facilitate access for emergency & service vehicles, it would also provide access to disabled parking spaces adjacent to the building.

No trees are proposed to be removed as a result of this application, there are some works to trees and tree protection measures proposed.

The external materials are proposed to be:-

- Flat roof : membrane grey in colour
- Main sports hall : Vertical Timber boarding
- Plinth to sports hall : facing block work
- Single storey accommodation : slate effect panelling
- Windows : Powder coated aluminium
- Rainwater goods : hidden gutters within flat roof and galvanised steel hoppers and down pipes.

Consultations:

Design Review Panel

The scheme at pre application stage was reported twice to the Design Review Panel, each time the application was amended in an attempt to meet the panels' requirements. These changes include a rationalisation in the palette of materials used in the external appearance, introduction of articulation and fenestration where appropriate and the utilisation of the rising land level and sink the building into the ground.

Public Consultation:-

The scheme at pre application stage formed the subject of a Public Consultation Event where a number of issues were raised. Answers/comments to the main issues raised are outlined below:-

- There will be no increase in student or staff numbers as a result of this development.
- Outside of school hours parking spaces will be available for sports hall visitors
- Outside school hours visitors are likely to be used by/for badminton and cricket nets
- Scheme has been modified to bring more interest into the building to improve the visual impacts.

Conservation Advisory Committee

The Group raised no objections in principle to the provision of a sports hall, and considered that it would be an improvement to the facilities and therefore good for the town.

The Group was pleased to note that there have been negotiations with officers and that the proposed building had been dug down into the ground, but remain concerned that the design had not gone as far as it could to ensure that it would blend in with the environment and the conservation area.

The overall height is still of concern, and the Group suggested there should some relief to the boxy shape and bland façade, and that a green roof should be considered.

External

ESCC Archaeological Advisor:- No objections subject to conditions requiring further investigation.

Environment Agency:- No objections subject to conditions over unsuspected contamination and foul and surface water drainage.

Internal:

Specialist Advisor Design and Conservation :- It is recommended that although the provision of a sports hall, which must be necessarily approx 9m high internal volume, is acceptable in principle its height and street presence is considered dominant. The siting of it in plan is acceptable. Any building should respond to the topography and character of the conservation area to which it is sited

Specialist Advisor Planning Policy:- no objections to this application from a planning policy perspective.

Neighbour Representations:

Those residents who have commentated on proposal have commented in the main the following issues:-

- Construction traffic conflict with school drop off
- Area has parking problems, heavy congestion locally
- Highway conflict when large vehicles are looking to pass each other in Darley Road
- Alternative construction access should be sought.

Appraisal:

Principle of development:

There is no objection in principle to the erection of the sports hall complex within the school campus.

The applicants state that the school does not currently have a dedicated sports hall, only a gymnasium that also serves as a school hall. This does not meet the school's sporting requirements and it would not be possible to improve the existing facilities it is considered therefore that the provision of an intensive use facility in the form of indoor sports space would benefit the wider school ambitions

It is accepted that there has been significant pre-application discussion which has led to the location and design of the proposed building, and as a result the development would not have a significant adverse effect on the amenity of surrounding residents or the character of the conservation area in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007.

There are no objections in principle to a sports hall being located within the school campus.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

Visual Impact: It is considered that the sports hall complex is located sensitively having regard to the occupiers of adjoining/adjacent properties. Given the size of the new development it will have an impact upon both long and short range views to and through the site. It is accepted that the loss of a view is not a material planning consideration, notwithstanding this however the building has been set into the ground as much as is practicable to do so and will be viewed against the backdrop of existing buildings and wooded rising ground.

The operational use of the sports hall complex should not result in any loss of residential amenity through noise and activity disturbance given the distances involved.

Car parking and Access:- It is accepted that there will be impacts upon residential amenity and access to and around the site during the construction period; this is common with large construction projects. The applicants are proposing to use Darley Road access for all construction and operational traffic. It is considered that a refusal based on this relatively short lived impact could not be substantiated.

The operational use of the facility would take place primarily during school opening times by existing school role, as such there should not be any greater demand for parking. In addition if the sports hall develops their extra curricular activity to non school activity outside of school times then there would be the potential to use hard surface areas within the school campus for informal parking. This should mitigate indiscriminate on-street parking in the locality.

Design issues and Impact on character and setting of a conservation area:

Good design as indivisible from good planning and seeks to ensure that planning decisions realise developments that improve the overall quality of an area, and strike an appropriate balance between innovative design contextual responses that respect local distinctiveness, as identified in NPPF (paragraph 58; 131). It is considered that the scheme has been through an iterative design process and has evolved in to the scheme as submitted. It is considered that the proposal makes a positive attempt to resolve a number of design issues as outlined below.

The proposed sports hall complex is the amalgamation of cubic forms and their configuration is a result of the internal uses. There is a sporting need for the main sports-hall not to have natural light so this element of the building is not punctuated by window openings, however there are large areas of glazing incorporated into the main entrance to the complex and also the dance studio. The elements of glazing not only provide an architectural reference point for the entrance to the building but also provides visual interest and interaction between the sports hall complex and the rest of the site.

The application has responded to requests of the DRP, CAAG and the Specialist Advisor Conservation by setting the building as deep into the ground as is practicable to do so without the need for significant engineering works to gain access to the complex (disabled ramps and chair lifts for example).

The issue of installing a green roof (request from CAAG) has been put to the applicant and has been dismissed to deliver it over this size of roof would make the scheme unviable and therefore would not proceed.

The external materials are to be controlled via planning condition, it has been a conscious decision to limit the range of materials used so that the building has some unity in its external appearance. The timber cladding is not proposed to be stained so will weather over time and will settle against the setting of mature trees to the rear. In addition the contrasting materials to the plinth and single storey building will reference the ancillary/supporting accommodation.

It is accepted that the proposed building is large and is a manifestation of the internal sporting requirements, it is considered that the scale and bulk of the building has been mitigated by its sensitive location and both the long and short range views will be seen against the backdrop of the existing buildings and mature tree belt within the school campus. Given this it is considered that the proposal will have an impact upon the site and surrounding conservation area however it is considered that the operational needs of the school for this accommodation outweigh the harm caused by way of visual intrusion.

It is clear therefore that a refusal based on the impacts upon the visual character of the wider Meads Conservation Area could not be substantiated.

The detailing of the new access to the site would be controlled via planning condition, notwithstanding this it is considered that the routing of the access-way, its design and appearance would not give rise to any significant impacts upon the character and appearance of the conservation area.

Impacts on trees:

There are no tree related issues connected with this application.

Human Rights Implications:

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.

This development would enhance the potential for disabled people to play an active recreational part in the school curriculum.

Conclusion:

It is considered the sports hall complex would meet the applicants sporting needs, whilst freeing up existing buildings for enhanced curricular activities.

The building is located sensitively, separated sufficiently from residential properties to minimise impacts; whilst it is acknowledged there may be impacts during the construction period these are likely to be short lived and not substantial to substantiate a refusal.

The design and size of the sport hall complex is considered acceptable, and the proposal will not materially impact upon the character and appearance of the conservation area; therefore it is recommended that planning permission is granted.

Recommendation: Approve conditionally. and completion of Unilateral Undertaking Relating to employment initiatives**Conditions:**

- 1) Time for commencement
- 2) In accordance with approved plans
- 3) Scheme for the implementation of archaeological works
- 4) Use shall not be brought into use until the site investigation and post archaeological investigation assessment has been supplied
- 5) Unsuspected contamination is encountered
- 6) Foul and surface water disposal
- 7) Tree protection
- 8) Samples of external materials
- 9) Construction method statement (including information over excavated spoil and routing and locaton for its disposal.
- 10) Access way details location and external finishing
- 11) Car parking layout including disabled parking spaces

Appeal:

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

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Agenda Item 11

App.No: 140359 (NMC) 140309 (PPP) 140307 (ADV) 140544 (VOC)	Decision Due Date: 18 April 2014 14 May 2014 23 May 2014 13 June 2014	Ward: Ratton
Officer: Sally Simpson	Site visit date: 27 March 2014	Type: As above
Over 8/13 week reason: To align with committee schedule.		
Location: The Parkfield, Lindfield Road, Eastbourne,		
Proposal: 1) Application for non-material amendments to application ref: 120604 for the proposed change of use of public house (A4) to retail (A1) together with demolition of existing single storey extension and erection of two single storey extensions (Ref: 140359) 2) Advertisement consent for a Totem Advert (Ref: 140306) 3) Advertisement consent for Various signage (Ref: 140307) 4) Planning permission for installation of plant (Ref: 140309) 5) Application for variation of a condition of planning application Ref 120604 relating to landscaping and external finishes (Ref: 140544)		
Applicant: PUNCH TAVERN LIMITED		
Recommendation: 1) 140359 (NMC) – Issue non-material amendment 2) 140306 (ADV) – Refuse advertisement consent 3) 140307 (ADV) – Approve advert consent with standard conditions 4) 140309 (PPP) – Approve planning permission subject to conditions 5) 140544 (VOC) – Issue variation of condition		

Executive Summary

The report relates to a number of applications at the site following the grant on appeal of the previous application in relation to the change of use from a public house to a retail unit, which was also subject to a lawful development certificate (Ref: 120585). The works to implement this change of use are currently ongoing. The siting of the totem advertisement (Ref: 140306) is considered inappropriate for reasons set out in the report however the other applications, are considered acceptable.

Planning Status:

Change of use from A4 (public house) to A1 (retail) granted at appeal. The site is currently undergoing the renovations in association with this previous consent.

Relevant Planning Policies:National Planning Policy FrameworkEastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C12: Ratton & Willingdon Village Neighbourhood Policy

D1: Sustainable Development

D2: Economy

D4: Shopping

D8: Sustainable Travel

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

UHT12: Advertisements

BI4: Retention of Employment Contributions

BI6: Business and Industry in Residential and Tourist Areas

BI7: Design Criteria

TR4: Quality Bus Corridors

TR6: Facilities for Cyclists

TR11: Car Parking

TR12: Car Parking for Those with Mobility Problems

SH6: New Local Convenience Stores

SH7: District, Local and Neighbourhood Centres

US1: Hazardous Installations

US3: Infrastructure Services for Foul Sewage and Surface Water Disposal

US4: Flood Protection and Surface Water Disposal

Site Description:

The site, previously a public house, is situated at the corner of Timberley Road and Lindfield Road and is currently undergoing its transformation to a retail premises to be occupied by Co-Op.

Relevant Planning History:

120585

Lawful Development Certificate for the change of use from class A4 (Public House) to class A1 Retail

Issued 04/12/2012

120604

Change of use from public house (A4) to retail (A1) together with demolition of existing single storey extension and erection of two single storey extensions.

Refused 11/12/2012 (Granted at appeal)

131076

Approval of details reserved by conditions 3 (materials) and 4 (landscaping) (EB/2012/0641(FP)) for the change of use from public house (A4) to retail (A1) together with demolition of existing single storey extension and erection of two single storey extensions.

Issued 11/02/2014

Description of Development:

The applicant is seeking planning consent for the following separate applications:

1) Non Material amendment to planning application 120604 (Ref: 140359)

This application is concerned with non-material changes to the approved (on appeal) application 120604 which have been applied for mainly due to structural issues found having commenced the development, which include:-

- Relocation of the main public access doors on the front (east elevation). These are to be relocated from a central position to be closer to the eastern side of the front elevation, using an existing opening.
- The proposed door on the Northern elevation is to be relocated further along (by approx 8.2m) closer to the rear elevation rather than centrally located on the northern elevation.
- The proposed new door opening on the Southern elevation for access to the plant equipment is to be inserted approx 3.91 from the corner of the rear (West) and southern elevation.
- There will no longer be any additional first floor extension as the main building will retain its original shape and design at first floor level with the only extension being at ground floor level to the rear (west) elevation.
- A small element of levelling and hard surfacing will take place to allow for the extension at the rear elevation (West).

2) Advertisement consent for a totem advert (Ref: 140306)

The applicant is seeking permission for an externally illuminated totem sign to be erected centrally on the grass verge, within the existing site boundary, to the front elevation.

The proposed totem sign will measure 3.750 in height, 0.810 width with a depth of 0.070m. The sign is proposed to be externally illuminated with an illuminance level of 200.000cd/m which will be static.

3) Advertisement consent for various signage (Ref: 140307)

The applicant is seeking permission to display the following signage:

Sign 1

1 x externally illuminated fascia sign which will project from the existing front elevation by 0.100m with a height of 0.750m width of 15.200m and a depth of 0.100m. The illuminance levels will be 200.00cd/m and remain static.

Sign 2

1 x non-illuminated projecting sign which will project from the existing building by 0.460 with a height of 0.490m, width of 0.410m and depth of 0.060m which will be non-illuminated.

Sign 3

1 x internally illuminated projecting sign which will project from the building by 0.630m with a height of 0.750m, width of 0.630m and a depth of 0.100m. This sign will be internally illuminated with a level of 200.000cd/m

Sign 4

1 x Vinyl window graphic will measure 2.4m in height, and a width of 1.750m, whilst the other will be the same height but have a width of 0.875m

Sign 5

1 x non illuminated menu sign which will project 0.003m with a height of 2.00m and a width of 0.875m.

Sign 6

4 x poster cases which will project from the face of the building by 0.050, measure a height of 0.925m and a width of 0.679m.

4) Planning permission for installation of plant (Ref: 140309)

The applicant is seeking permission to install one external condenser unit, condenser pack and three new air conditioning units. New plant equipment to be situated at the south side of the building.

5) Application for variation of a condition of planning application Ref 120604 relating to landscaping and external finishes (Ref: 140544)

The applicant is seeking permission to vary conditions of planning application 120604 relating to landscaping and external finishes to include in the landscaping plan timber fencing to 2.4m in height to enclose the proposed plant to the southern elevation, and for the installation of bollards to the front of the building adjacent to the parking area.

Appraisals:

Principle of development:

There is no objection in principle to the proposals provided they would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the visual or neighbourhood amenity, or be considered detrimental to highway safety; in accordance with policies of the Core Strategy Local Plan 2013, and saved policies of the Borough Plan 2007.

1) Non Material amendments to planning application 120604 (Ref: 140359)

The proposed amendments are considered to be minor and would therefore have no additional impact on the amenity of adjoining or surrounding occupiers and a minimal impact on the visual appearance of the building. The changes to the entrance doors are due to the structure rather than any aesthetic issues; and there will no longer be any additional first floor extension as the main building will retain its original shape and

design at first floor level with the only extension being at ground floor level to the rear (west) elevation. There will be no impact to the highway network or any access issues by the amendments. It is considered that the amendments are minor alterations to the previously approved scheme and that the application should be refused.

2) Advertisement consent for a totem sign (Ref: 140306)

The application for advertisement consent is to be considered in relation to highway safety and the impact on the visual amenity of the area.

A consultation was undertaken as part of the application to which no objections were received. The highways manager has raised no objection to the totem sign being erected on the verge in terms of an impact on highway safety.

However, the sign is proposed in a prominent location, on a grass verge and in close proximity to existing trees. The location is considered inappropriate and overly visually dominant on the streetscene and it is therefore considered unacceptable in principle. It is considered that the proposed advertisement would result in an obtrusive and overly dominant advertisement detrimental to the visual appearance of the area and as such the application should be refused.

3) Advertisement consent for various signage (Ref: 140307)

It is considered that all the proposed signage would have a minimal impact on both the visual amenity of the area and the amenity for the surrounding residential properties. No objections have been received from residents in relation to the application.

However, in order to protect their visual amenity and the amenity of the surrounding area a condition will be attached to the permission to control the hours of display of any illuminated signage. It is not considered that the advertisements will have a detrimental impact on highway safety and therefore the proposals are considered acceptable.

4) Planning permission for installation of plant (140309)

A noise assessment rating report has been submitted in support of this application with a full report measuring noise levels within the area, specifically to the rear of the Broadway. The conclusion of the submitted report is that the proposed units have been assessed as being below a specific level classed as Marginal Significance and would therefore be acceptable. No objections were received to the application following the consultation period.

In any event a condition is proposed which outlines permitted noise levels as requested by Specialist Advisor for Environmental Health this should ensure that there is no detrimental impact in terms of noise on surrounding residential properties from the proposed plant.

The location of the proposed plant to the side of the premises is considered acceptable with suitable screening to minimise the visual appearance. As such it is considered there will be limited impact on the character and appearance of the building and the surrounding area and therefore it is recommended that planning permission is granted for the proposed development.

5) Application for variation of a condition of planning application Ref 120604 relating to landscaping and external finishes (Ref: 140544)

The applicant is seeking permission to vary a condition of planning application 120604 relating to landscaping and external finishes to include in the landscaping plan timber fencing to 2.4m in height to enclose the proposed plant to the southern elevation, and for the installation of bollards to the front of the building adjacent to the parking area.

The visual impact of the proposed variations to the original application are considered to be acceptable as the timber screening will enclose the plant area improving the visual appearance, and the bollards are considered minor in nature and will have limited impact on the visual appearance of the building. The works will not have any additional impacts on surrounding residential properties and as such the proposed amendments are therefore considered acceptable.

Human Rights Implications:

The impacts of the proposals have been assessed as part of the application processes. Consultation with the community has been undertaken on the application for planning permission and advertisement consent 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.

Summary of Recommendations/conditions:

1) 140359 (NMC) – Issue non-material amendment.

2) 140306 (ADV) – Refuse advertisement consent for the following reason;

The proposed totem sign by virtue of its location, size and design would be detrimental to the visual amenity of the area contrary to saved policies UHT1, UHT4, UHT12 of the Eastbourne Borough Plan (Saved policies 2007) and policies B2 and D10A of the Eastbourne Core Strategy Local Plan (2013) and the National Planning Policy Framework (2012).

3) 140307 (ADV) – Approve advert consent with standard conditions, approved drawings and condition in relation to hours of illumination limited to no later than 23:00 or after the premises are closed to the public (whichever is the earlier).

4) 140309 (PPP) – Approve planning permission subject to conditions;

- 1) Time Limit
- 2) Subject to approved drawings
- 3) Rating Noise level condition.

5) 140544 (VOC) – Issue variation of condition.

Appeal:

Should the applicant appeal the decision to refuse the application for advertisement consent the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.

Agenda Item 12

App.No: 140155	Decision Due Date: 18 April 2014	Ward: Old Town
Officer: Leigh Palmer	Site visit date: 14 April 2014	Type: APC Approval of Conditions
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: N/A		
Weekly list Expiry: 21 March 2014		
Press Notice(s): NA		
Over 8/13 week reason: Outside of determination period by referred from delegated to committee.		
Location: 2 Upwick Road, Eastbourne.		
<p>140155 Proposal: Application for approval of details reserved by condition of original permission (EB/2011/0193(FP)). Condition 3: Samples of external materials; Condition 8: Protective fencing for trees; Condition 9: Details of wheel washing for construction traffic; Condition 11: Details of access road and turning area (including details of: finished surfacing materials, gradient and drainage).</p> <p>140156 Proposal :Application for approval of details reserved by condition of original permission(EB/2012/0753(FP)). Condition 3:samples of external materials; Condition 7:Protective fencing for trees; Condition 8:Facilities for cleaning wheels of construction traffic; Condition 10:Details of access road and turning area (including: finished surfacing materials, gradient, kerb radii, drainage, stepped access toNo. 2 Upwick Road).</p>		
Applicant: Mr Henry Goacher		
Recommendation: Agree the Details		

Executive Summary:

These applications have been reported to Planning Committee at the request of the Chair so that the decision can be made in the public forum of Planning Committee.

The applications relate to the issues controlled via planning condition attached to two schemes granted planning permission on appeal.

Planning Status:

- Predominantly Residential Area

Relevant Planning Policies:

Core Strategy

- B1 – Spatial, Development, Strategy and Distribution
- B2 – Creating Sustainable Neighbourhoods
- C4 – Old Town Neighbourhood Policy
- D5 - Housing

Eastbourne Borough Plan:-

- NE27 – Environmental Amenity
- UHT1 – Design of New Development
- UHT2 – Height of Buildings
- UHT4 – Visual Amenity
- UHT8 – Landscaping
- HO1 – Residential Development within the Existing Built-Up Area
- HO2 – Predominantly Residential Areas
- HO6 – Infill Development
- HO8 – Redevelopment of Garage Courts
- HO20 – Residential Amenity
- TR2 – Travel Demands
- TR11 – Car Parking

Site Description:

The application site comprises a semi-detached building containing two flats (2 and 4 Upwick Road) and the service road, garages and land at the rear of the building. The site contains a garage court with access Upwick Road. The northern part of the site is un-made ground and with grass and shrubs. All four sides of the application are bounded by two-storey detached and semi-detached dwellings in Upwick Road, Longland Road, Dacre Road and Dillingburgh Road (the properties in Upwick Road and Dacre Road divided into flats).

Planning History:

App Ref: EB/2012/0753	Description: Demolition of the garages at the rear of 2-8 Upwick Road and the erection of 2 No. 3 bedroom detached houses and garages, parking spaces and access road from Upwick Road.
Decision: Approved at Appeal	11/12/2013
App Ref: EB/2011/0193	Description: Demolition of the garages at the rear of 2-8 Upwick Road and the erection of 6 houses , car parking, landscaping and amendments to vehicular access from Upwick Road, and external alterations to 2/4 Upwick Road to remove entrance door at side and form new entrance door at front.
Decision:	Date:

Approved at Appeal	07/03/12
App Ref:	Description:
EB/2010/0176	Demolition of the garages at the rear of 2-8 Upwick Road and the erection of 8 houses, car parking, landscaping and amendments to vehicular access from Upwick Road, and external alterations to 2/4 Upwick Road to remove entrance door at side and form new entrance door at front.
Decision:	Date:
Refuse	20/05/10
App Ref:	Description:
EB/2002/0199	Erection of a detached dwellinghouse.
Decision:	Date:
Refused	12/12/2002
App Ref:	Description:
EB/1964/0011	Erection of 43 lock-up concrete garages with access from Upwick Road.
Decision:	Date:
Granted	05/02/1964

Proposed development:

As is evident from the Planning History section above the principle of the redevelopment of the site has been established by way of two appeal decisions. This report outlines and seeks approval for the further details required by planning condition attached to previous approvals

The site has the benefit of two planning permissions 140155 & 140156 together they have given consent for site to be redeveloped into a 6 dwelling houses with garages/parking spaces utilizing access off Upwick Road.

140155 Proposal: Application for approval of details reserved by condition of original permission (EB/2011/0193(FP)).

Condition 3: Samples of external materials; *Marley and Acme Antique Brown and red plain tiles for the roof and tile hanging and red stock bricks and white render elements to the main walls of the dwellings*

Condition 8: Protective fencing for trees; *2m High Herras fencing providing protection to the existing trees that are located around the southern and eastern boundary of the site.*

Condition 9: Details of wheel washing for construction traffic; *A designated area at the exit of the site is to be prepared and signed for wheel washing; a hand held pressure washer and suitably sized generator will be set up daily and be fed from the sites temporary water supply; the site manager will be responsible for all vehicles leaving the site to be checked and if necessary be subject to thorough wheel washing*

Condition 11: Details of access road and turning area (including details of: finished surfacing materials, gradient and drainage). *Marshalls Tegula Brindle Coloured paving blocks to driveways and to denote pathway adjacent to No 2 Upwick Road, Marshalls keyblock (Charcoal coloured) paving blocks to main accessway. Grid profile paving at the vehicle cross over onto Upwick Road, surface water drainage around property to a soak away below new accessway level, foul water to main*

drain in Upwick Road via Kingspan Environmental Sewage Pump sited beneath new accessway level.

140156 Proposal :Application for approval of details reserved by condition of original permission(EB/2012/0753(FP)).

Condition 3: Samples of external materials; *Marley and Acme Antique Brown and red plain tiles for the roof and tile hanging and red stock bricks and white render elements to the main walls of the dwellings*

Condition 7:Protective fencing for trees; *2m High Herras fencing providing protection to the existing trees that are located around the southern and eastern boundary of the site.*

Condition 8:Facilities for cleaning wheels of construction traffic; *A designated area at the exit of the site is to be prepared and signed for wheel washing; a hand held pressure washer and suitably sized generator will be set up daily and be fed from the sites temporary water supply; the site manager will be responsible for all vehicles leaving the site to be checked and if necessary be subject to thorough wheel washing*

Condition 10:Details of access road and turning area (including: finished surfacing materials, gradient, kerb radii, drainage, stepped access to No. 2 Upwick Road). : *Marshalls Tegula Brindle Coloured paving blocks to driveways and to denote pathway adjacent to No 2 Upwick Road, Marshalls keyblock (Charcoal coloured) paving blocks to main accessway. Grid profile paving at the vehicle cross over onto Upwick Road, surface water drainage around property to a soak away below new accessway level, foul water to main drain in Upwick Road via Kingspan Environmental Sewage Pump sited beneath new accessway level.*

Consultations:

East Sussex Highways Dept. Have been consulted on these applications and at the time of drafting no response had been received. Notwithstanding this at the main application stage no objections were received.

Neighbour Representations:

No representations have been received. However at the main application stage some residents raised issues over the principle of the development, access, highway/pedestrian safety issues and the accuracy of some of the submitted drawings/material.

Appraisal:

Principle of Developing the Site

The principle of developing the site has accepted by earlier consents and as such no objections can be raised on this issue.

These applications relate to issues controlled via the conditions attached to the main permissions.

Character of surrounding area

This area of Old Town is a suburban development dating broadly from the 1930s.

The buildings in the vicinity are typically semi-detached and detached houses, with pitched and hipped roofs. As is evident by the approved schemes the location and form of the proposed dwellings are consistent with the wider area. Similarly it is considered that the proposed external materials to both the dwellings, accessway and parking areas is appropriate for the site and surrounding area.

Neighbouring Residential Amenity

As with any redevelopment scheme there will some be residential amenity issues during the construction phase of the development one such issue is the transposition of mud onto the road from construction vehicles. The applicant has proposed one method of controlling this and this is considered acceptable.

Accuracy of Drawings.

It is considered that the submitted information is accurate and of sufficient quality to evaluate the content of the submission.

The significant area of concern at the main application stage for some of the residents related to the width of the accessway serving the site and whether the width as indicated on the drawings could actually be accommodated at the site. For the sake of clarification the Appeal Inspector at the most recent appeal decision took their own independent site measurements and made their determination based on them. The submitted details accord with the measurements taken on site at the appeal stage.

Human Rights Implications:

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.

Conclusion:

The details as submitted are considered to be acceptable and consistent with the existing properties that form the predominant character of the site and surrounding area and more over the constructional information is common/similar to a number of other development sites around the town.

Recommendation:

Approve the details

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