

App.No.: 120905 EB/2012/0319	Decision Due Date: 31/10/13	Ward: Devonshire
Officer: Katherine Quint	Site visit date: 08/10/2013	Type: Demolition
Site Notice(s) Expiry date: 31/05/12, 26/09/13 Neigh. Con Expiry: 31/05/12, --- Weekly list Expiry: 31/05/12, 26/09/13 Press Notice(s)-: N/A		
Over 8/13 week reason: Within date		
Location: 25a Belmore Road		
Proposal: Demolition of building		
Applicant: Eastbourne Homes Ltd		
Recommendation: Approve		

Planning Status:

Predominantly residential area
Flood zone 3

Relevant Planning Policies:

Eastbourne Plan: Core Strategy Policies:

B1: Spatial Development Strategy and Distribution
B2: Creating Sustainable Neighbourhoods
C3: Seaside Neighbourhood Policy
D1: Sustainable Development
D5: Housing
D8: Sustainable Travel

Site Description:

25a Belmore Road is a large detached building, situated at the far end of Longstone Road, but is accessed only by an access route off Belmore Road between 25 and 27 Belmore Road. Residential properties surround on all sides of the site; along Belmore Road, New Road and Sydney Road. To the rear of the site are a series of light industrial buildings, cutting off a triangular section of the site. The scheme comprises 2 self-contained flats

and 4 bedsits across 2 floors. The surrounding neighbourhood is a mixture of residential, 2-storey, terrace properties built in brick.

Relevant Planning History: None

Proposed development:

The applicant seeks permission to demolish the sheltered housing scheme at 25a Belmore Road. The application is for demolition only, but sufficient evidence has been submitted to demonstrate that a replacement scheme is due in March 2014. The redevelopment of the site was agreed in principle by Cabinet on 06.02.13.

Applicant's Points:

- The Cabinet Papers for these planned projects were presented to Members on 6th February 2013, detailing the size of the planned schemes and the level of funding committed by the Council to support them.
- In terms of numbers of units on each site, Belmore Road is scheduled for 4 family houses, and is likely to have 3 storeys (including roof space).

Timescales in relation to demolition and submission of proposed scheme:

Application for Demolition Registered	-	5 th September 2013
Application for Demolition Submitted to Committee for Approval	-	26 th November 2013
Commencement of Demolition	-	January 2014
Full Planning Application Submitted	-	March 2014
Projected Start on Site	-	July 2014

Consultations:

Consultation was carried out by letter to 92 neighbouring residents and businesses, and site notices were displayed on the streets around the site. In addition representations were sought from Environmental Health and Highways. No representations were received.

Neighbour Representations

Following re-validation of the application on 05/09/2013, new site notices were posted close to the site. One general comment was received raising the following concerns following demolition:

- Details of proposed scheme not available with the demolition application
- Concern that asbestos will be present, and the implications for neighbouring properties at the point of removal

- Telephone lines of neighbouring properties attached to the building to be demolished, and how the telephone connections will be maintained.

Appraisal:

Principle of demolition of existing accommodation

The existing accommodation falls short of a quality standard of accommodation, and in being predominately studio flats with shared facilities, does not respond directly to the significant housing need in Eastbourne for family homes. On the basis that the application for demolition is accompanied by sufficient evidence demonstrating that a replacement scheme is due in March 2014, and that the redevelopment of the site is supported by Cabinet (as agreed on 06.02.13) demolition of the existing block is considered acceptable in principle and hence officers are recommending this for approval.

Vacant units

In assessing the justification for demolition without the accompanying proposed redevelopment scheme, consideration has been given to the risk of anti-social behaviour and associated security concerns on the site. In its current position the level of natural surveillance is relatively low from the street, but is visible from surrounding rear gardens. However, the site has attracted unwanted visitors, as well as littering and flytipping. As the period of vacancy extends, the risk is likely to increase in relation to the site and building. Consequently, this is an additional factor in clearing the site, given that a proposal is anticipated in Spring 2014.

Demolition method

25a Belmore Road is enclosed by residential properties backing onto the site, and access is limited to a driveway measuring 3.8m in width. Taking this into account, consideration should be given to the method of demolition, the removal of waste materials, and access to and from the site of large construction vehicles. A full demolition statement and transport plan will be required prior to commencement on-site.

In response to comments received from neighbours, the usual demolition time constraints will be added as a condition, restricting work to 9 until 6pm, Monday to Friday, and 9 until 1pm on Saturdays.

Human Rights and Equality and Diversity Implications:

None

Conclusion:

The building at 25a Belmore Road is not considered to be of historic or architectural significance. Evidence has been provided to demonstrate redevelopment of the site is imminent and a planning application for the scheme is due in Spring 2014. The loss of the existing accommodation, which falls short of a quality standard of accommodation, is considered acceptable. Subject to conditions managing the demolition process and access to and from the site during demolition, the proposal complies with the relevant borough plan policies: the Eastbourne Core Strategy (2013) and the National Planning Policy Framework (2012).

RECOMMEND: Permission be granted subject to the following conditions:

Conditions:

- Method statement (to include nature of demolition, equipment to be used, recycling streams and access / transport routes for demolition vehicles)
- Wheel Washing Facilities
- Site/welfare compound
- Hours of demolition