

App.No.: 120906 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: 30/05/12, 26/09/13 Neigh. Con Expiry: 01/06/12, --- Weekly list Expiry: 01/06/12, 26/09/13 Press Notice(s)-: N/A		
Over 8/13 week reason: Within date		
Location: Coventry Court, 437 Seaside		
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:

Coventry Court is a 1970s, large sheltered scheme located on Seaside, between Allfrey Road and Vine Square. The block is on a predominantly level site, adjacent to Renfrew Court, and between the two sites is a parking area shared by both blocks. The scheme comprises 52 bedsits and 1 self-contained warden flat across 4 floors. The surrounding neighbourhood is a mixture of residential, retail and local services, as well as a pub and two

churches. The character of the area is general 2-storey, terrace properties built in brick.

Relevant Planning History: None

Proposed development:

The applicant seeks permission to demolish the sheltered housing scheme at 437 Seaside – Coventry Court. 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, Coventry Court is scheduled for 16 family houses, and is likely to have 4 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 139 neighbouring residents and businesses, and site notices were displayed on the streets around the site. In addition representations were sought from the Arboricultural Team, Environmental Health and Highways:

Arboricultural response (06.06.12):

There are two cherry trees on the site that do not provide any significant Landscape value and no objection could be made to the loss. The trees are managed by the Council on behalf of Eastbourne Homes.

Given the size of the building it would be necessary to protect the adjacent street trees with 2.4m wooden shuttering constructed around the trunk, if

the demolition is permitted. The protection prevents damage from vehicles and should be erected and checked by our team prior to the start of the work.

Health and Environment Team (09.05.12):
No issues raised.

Neighbour Representations

Two comments were received in support of the principle, but raising the following concerns following demolition:

- Demolition may go ahead before there is any clear proposal for what is to replace it
- Maintenance of the site once it is cleared
- Type of accommodation, eg. suitable, modern, elderly accommodation?
- Demolition work hours be limited to 9-6 Monday to Friday to allow some time for quiet enjoyment of own properties during evenings and at weekends.
- Agree in principle to the demolition of the outdated building, but concern over delivery access during construction (from Allfrey Road).

Following re-validation of the application on 05/09/2013, new site notices were posted close to the site. No further representations were received.

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. The building at 437 Seaside (Coventry Court) is not considered to be of historic or architectural significance.

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 high and the site has not attracted unwanted attention. However, as the period of

vacancy extends, the risk is likely to increase, and is an additional factor in clearing the site, given that a proposal is anticipated in Spring 2014.

Demolition method

Coventry Court is located adjacent and in close proximity to Renfrew Court, and access to the surrounding residential area is via Vine Square (one-way street) and Allfrey road (two-way street). Seaside, which is busy throughout the day and is used for deliveries and parking for local services, runs in front of the building. 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 437 Seaside (Coventry Court) 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