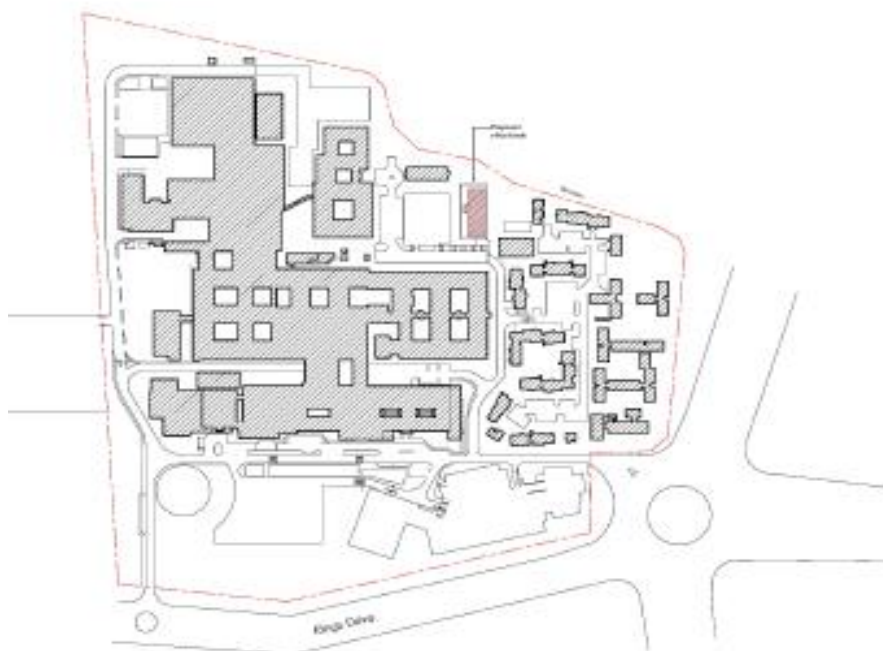


App.No: 200179	Decision Due Date: 2 June 2020	Ward: Ratton
Officer: Chloe Timm	Site visit date: 16 th March 2020	Type: Planning Permission
Site Notice(s) Expiry date: 30 March 2020		
Neighbour Con Expiry:		
Press Notice(s):		
Over 8/13 week reason: Outstanding County Archaeology Consultation and Committee Cycle		
Location: Eastbourne District General Hospital, Kings Drive, Eastbourne		
Proposal: Erection of three storey modular office building (Use Class B1)		
Applicant: Mr Mike Chewter		
Recommendation: That the application is Granted subject to S106 legal agreement to cover the payment of the monitoring fees pursuant to the Local Labour Agreement as outlined in condition.		

Contact Officer(s): **Name:** Chloe Timm
Post title: Senior Caseworker
E-mail: chloe.timm@lewes-eastbourne.gov.uk
Telephone number: 01323 415962

Map location



1 Executive Summary

1.1 The application is reported to committee due to development type being classed as a major application with an internal floor space of 1334.1m²

1.2 The proposed development represents the utilisation of the currently disused tennis court situated to the rear of the hospital site.

The application is considered to support the activities of the hospital site, is considered to comply with national and local policies and is therefore recommended for approval subject to conditions.

2 Relevant Planning Policies

2.1 National Planning Policy Framework

2.2 Eastbourne Core Strategy Local Plan 2006-2027

B2 Creating Sustainable Neighbourhoods

C5 Ocklynge & Rodmill Neighbourhood Policy

D8 Sustainable Travel – A2021 Quality Bus Corridor

D10 Historic Environment – Archaeological Notification Area

D10a Design

2.3 Eastbourne Borough Plan 2001-2011

LCF2: Resisting the Loss of Playing Fields

LCF18 Extension to Educational Establishments

TR4 Quality Bus Corridors

UHT1 Design of New Development

UHT4 Visual Amenity

UHT8 Protection of Amenity Space

US4 Flood Protection and Surface Water

US5 Tidal Risk

2.4 Eastbourne Employment Land Local Plan (ELLP- adopted 2016)

3 Site Description

3.1 The application site as it currently stands is a disused tennis court located to the rear of the Eastbourne District General Hospital site.

3.2 The hospital site itself is located on Kings Drive and has two access points, one from Rodmill roundabout and one from Kings Drive.

3.3 The hospital estate has multiple buildings with various hospital departments situated across the site along with internal roads and various areas for car parking throughout the site.

3.4 The south of the site are residential dwellings for use by hospital staff, the hospital social club, outdoor swimming pool and the tennis court subject of this application.

4 Relevant Planning History

4.1 There have been multiple historic applications within the Eastbourne District Hospital site, the most recent being:

- 4.2 180823
Proposed Urology Investigation Suite in former Hailsham Ward Two including new ventilation plant on supporting structure on the existing roof.
Planning Permission
Approved Conditionally
25/10/2018
- 4.3 190623
Proposed over roofing of the existing Boiler House and Generator house, provision of balustrading around roof areas where access is required and addition of 3 no. staircases to allow access to differing levels, including the painting of the existing chimney
Planning Permission
Approved Conditionally
19/09/2019
- 4.4 200069
Installation of an staircase and minor fenestration alterations at the MRI Department
Planning Permission
Approved Conditionally
18/03/2020

5 Proposed development

- 5.1 The application is seeking permission for the removal of the dis-used tennis court and the erection of a three storey modular building.
- 5.2 The proposal is to use the new building as office space ancillary to the hospital
- 5.3 Access to the building will be via the West elevation at ground floor and there will be an external staircase to all floors centrally located on the North elevation.

6 Consultations

6.1 Specialist Advisor (Regeneration)

- 6.1.1 A review of the application for planning permission for the above site identifies: New Build three storey office accommodation – total gross internal floor space 1334.1 sq. m
- 6.1.2 The above planning permission qualifies for a local labour agreement as it meets the thresholds for a commercial development a details on page 11 of the Employment and Training Supplementary Planning Document adopted November 2016.
- 6.1.3 In light of the above, Regeneration supports the application subject to the inclusion of a construction local labour agreement.

6.2 Specialist Advisor (Environmental Health)

- 6.2.1 Please add environmental health conditions in terms of dust, burning and hours of operation to any approved application.

6.3 Specialist Advisor (Planning Policy)

- 6.3.1 This application proposes a development of modular office space (Use Class B1a) on a disused and dilapidated tennis court within the grounds of the District General Hospital. This office space would be used for Hospital administration.
- 6.3.2 The site is located within the 'Ocklynge and Rodmill' as identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013).
- 6.3.3 Policy C5 is the 'Ocklynge and Rodmill Neighbourhood' policy, which sets out the vision for this area as the following; "*Ocklynge and Rodmill will increase its level of sustainability by improving services and facilities and making the neighbourhood friendlier for pedestrians and cyclists, whilst continuing to promote access to open spaces and creating a more inclusive community.*" This vision will be promoted through a number of factors, including "*Increasing the provision of local and community health facilities.*" Although the extra floorspace is not technically in Use Class D1, the extra office space would constitute an expansion of the Hospital facility, and thus be in keeping with the vision.
- 6.4.5 Tennis Courts are defined in the Borough Plan as an 'Outdoor Playing Field.' Policy LCF2: Resisting the Loss of Playing Fields of the Borough Plan states that "*Proposals that result in the net loss of playing fields will not be permitted...[except where] a) alternative provision of equivalent community benefit is made available...*" The new office space available to the Hospital is of a significant community benefit, especially when compared to the dilapidated and out of use tennis court.
- 6.3.5 Paragraph 97 of the NPPF states that "*Existing open space...should not be built on unless...an assessment has been undertaken which has clearly shown the open space...[is] surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.*" There is an indication that the space is surplus to requirements and is not in use. Again, the benefits of the extra space made available for the Hospital should be taken into account here, as they would constitute a public benefit. Considering this, the application would comply with the NPPF on this point
- 6.3.6 The Eastbourne Employment Land Local Plan (ELLP- adopted 2016) states in Policy EL1 - Economy and Employment Land "*Job growth and economic prosperity in Eastbourne will be supported in order to enable the achievements of a sustainable economy and make Eastbourne a town where people want to live and work...[by]...Taking a positive approach that reflects a presumption in favour of sustainable economic development...*" The proposal would be in keeping with this policy, as it would generate extra employment floorspace.
- 6.3.7 The development would not be CIL liable.

- 6.3.8 It is important to note that this site is identified as being within an Archaeology Notification Area. Policy D10: Historic Environment of the Core Strategy states that “*There will be a presumption against any development that would directly or indirectly have an adverse effect on...Archaeological Notification Areas. Where development is proposed...appropriate assessments will be required and discovered remains will need to be preserved in situ or by record.*” The modular nature of the proposed buildings mean that there is likely to be very little or no disturbance of existing archaeological features, however this will still need to be brought to the attention of the County Archaeologist.
- 6.3.9 The Design and Access Statement that was provided with the application indicates that the application site is not within an area at risk of flooding according to the Environment Agency’s Flood Map for sea, river or surface water flooding. Furthermore, the modular nature of the building, and the fact that the area is currently an impermeable surface, indicate that there should be minimal change to the nature of the area as a whole if the site is developed.
- 6.3.10 As the tennis court is no longer in use, the proposal is consistent with National and Local Policy.

7 Neighbour Representations

- 7.1 No comments have been received

8 Appraisal

8.1 Principle of Development

- 8.1.1 There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2018), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

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

- 8.2.1 It is considered that the erection of the 3-storey modular building will not give rise to a material loss of residential or visual amenity.
- 8.2.2 The proposed location for the building is set to the eastern boundary at the rear of the site and will not be within public view or surrounding street scenes.
- 8.2.3 The proposal is not thought to give rise to any loss of light or cause overshadowing to the surrounding buildings within the hospital site. Overshadowing may be caused to the car parking area to the North however this is considered to be acceptable.
- 8.2.4 The proposal is within close proximity to the hospital residences however due to the current setting of the hospital site the proposed office building is not thought to be out of character in terms of use and noise implications from the use.

- 8.2.5 The South and North elevations of the proposed building will be heavily glazed with less intensive glazing to the East and West elevations.
- 8.2.6 The West elevation faces the main hospital building and on this elevation there is glazing proposed however this will service the entrance, stairway and lobby areas. Due to the nature of this area it is not thought that the windows will be used as view/vantage points to cause issues with privacy.
- 8.2.7 The East elevation is proposed to have high level windows only which will service the washroom areas of the building.
- 8.2.8 From the North elevation views will be out onto the existing line of trees which will screen views of the car parking area and from the South will be onto the outdoor area of the social club/the trees surrounding the hospital site.
- 8.2.9 Outlook from the new building is not thought to be intrusive or impact on the privacy of the occupiers of the surrounding area, this is due to the positioning of the windows and the natural screening provided by the surrounding trees.

8.3 Use

- 8.3.1 The proposed use of the building is to be office space (Class B1) ancillary to the hospital.
- 8.3.2 The new building will allow the relocation of administration staff which will make way for space to be able to provide additional beds with the main hospital areas.
- 8.3.3 The proposal is to relocate existing staff and not to increase the number of staff

8.4 Design

- 8.4.1 Due to the mixed design, style and character within the hospital site the proposed building is thought to be in keeping.
- 8.4.2 The proposal will have a flat roof design which is a common feature of the buildings surrounding the proposed site.
- 8.4.3 The design of the building is relatively uniform in terms of the layout of the windows/glazing features.

8.5 Other Matters

- 8.5.1 The application site falls within an archaeological notification area, to date it is unclear as to whether a HER Consultation Report is required for the application site and this is outstanding with County Archaeology. To avoid further delay with the determination of the application a condition will be set to ensure that this matter is resolved prior to any works taking place on site.
- 8.5.2 The application is considered to comply with Local and National Policy and is therefore recommended for approval subject to conditions.

9 Human Rights Implications

- 9.1 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.

10 Recommendation

10.1 That the application is Granted subject to S106 legal agreement to cover the payment of the monitoring fees pursuant to the Local Labour Agreement as outlined in conditions below.

10.2 The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

10.3 The development hereby permitted shall be carried out in accordance with the following approved drawings:-

- D-20-011-SK-01 P2 – Site Location Plan
- D-20-011-SK-02 – Ground Floor Plan
- D-20-011-SK-03 P2 – First Floor Plan
- D-20-011-SK-04 P2 – Second Floor Plan
- D-20-011-SK-05 P2 – Proposed Sections
- D-20-011-SK-06 P2 – Proposed Elevations
- D-20-011-SK-07 P2 – Proposed Elevations
- D-20-011-SK-08 P1 – Site Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

10.4 No development shall take place within the application site until a heritage statement has been submitted and approved in writing by the Local Planning Authority.

Reason: In order to ensure the protection of the Archaeological Notification Area within the application site.

10.5 Prior to Commencement of Development, Construction and Operational (if applicable) Employment and Training Plans shall be agreed with the Local Authority detailing how the developer will undertake the works in accordance with the Local Employment and Training Supplementary Planning Document. In order to enable the drafting of the Employment and Training Plans by the Council the developer is requested to submit Appendix 3 – Proforma for Construction Phase and Appendix 4 – Proforma for Operational Phase to the Council.

The Employment and Training Plan will be required to cover the whole of the Construction Phase including site preparation and demolition works and will include, but not be limited to the following:

- Details of the monitoring fee to be paid and secured by a S.106 unilateral undertaking if necessary prior to Commencement of Development
- Evidence of awareness and compliance with the Employment and Training Plan in the tendering and award of contract in the construction

- phase
- Submission of a detailed programme of works
- Contact details for all organisations awarded contracts for the development
- Completion of a monthly monitoring form (Appendix 5) and quarterly economic impact checklist – 25% of employees and contractors to be resident/based in East Sussex
- Promotion/advertising of all sub-contracting opportunities to local business and construction/operational vacancies to local people
- Work experience for the unemployed/those aged 14 – 18 years, apprenticeship starts/completions, NVQ starts/completions, curriculum/employability activities and guaranteed job interviews for those unemployed who have participated in site specific training

The agreed ETP shall thereafter be complied with and all construction works to establish the development and the operational stage of the development hereby permitted shall be undertaken in accordance with the Employment and Training Plan approved pursuant to part a) above.

Reason: To ensure that the development helps secure local employment and training in accordance with the requirements of the Eastbourne Land Local Plan Policy EL1 and to meet the requirements of the Local Employment and Training Supplementary Planning Document adopted on 16 November 2016.

- 10.6 Hours of operation at the site during any tree works, demolition, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No machinery shall be operated, no process shall be carried out and no deliveries or collections shall be made at the site outside of these specified times.

Reason: In the interest of maintaining the amenities of nearby residents/occupiers and also in the interest of maintaining the character of the wider area.

11 **Appeal**

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