

App.No: 140013 (PPP)	Decision Due Date: 11 March 2014	Ward: Meads
Officer: Hayley Cornford	Site visit date: 30 January 2014 & 17 February 2014	Type: Planning Permission
Site Notice(s) Expiry date: 17 February 2014		
Neighbour Con Expiry: 14 February 2014		
Weekly list Expiry: 4 February 2014		
Press Notice(s): 11 February 2014		
Over 8/13 week reason: Decided within statutory timeframe.		
Location: Street Record, De Walden Mews, Eastbourne		
Proposal: Installation of steel pedestrian gate within existing opening, adjacent to existing gates at Meads Street entrance to De Walden Mews.		
Applicant: Ross & Co.		
Recommendation: Approve conditionally.		

Constraints:

Conservation Area

Meads Conservation Area

Convenants

Trustees of The Chatsworth Settlement

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

C11 Meads Neighbourhood Policy

D10 Historic Environment Archaeological Notification Area

D10 Historic Environment Conservation Area

D10A: Design

Saved Borough Plan Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

UHT5: Protecting Walls/Landscape Features

UHT15: Protection of Conservation Areas

HO20: Residential Amenity

Site Description:

The application site relates to a private street which adjoins Meads Street to the south-west and Meads Road to the north-west. The site current accommodates a number of residential properties and garages with an open vehicular access onto Meads Road and a vehicular gated access onto Meads Street.

Relevant Planning History:

01256

Provision of entrance piers to Meads Road and entrance piers with gates to Meads Street.
Planning Permission
Approved conditionally

010639

Erection of two two-storey dwellings following demolition of nine out of thirteen existing garages.
Planning Permission
Approved conditionally
19/12/2001

970636

Conversion of flats and garages to form 11 town houses and erection of five new build town houses following demolition of workshop.
Planning Permission
Approved conditionally
14/07/1999

Proposed development:

The applicant proposes to erect a steel pedestrian gate within the existing opening, adjacent to the existing vehicle gates at the Meads Street entrance. The gate would match the existing and would open by key fob.

The proposed gate would measure 0.98m wide (1.11m with frame) and 1.58m high and would be hinged from a steel post fixed adjacent to the existing flint wall.

Consultations:Internal:

Historic Buildings Advisor – no objections.

External:

Conservation Area Advisory Group – no objections.

Neighbour Representations:

30 no. consultation letters were sent to neighbouring properties and site notices were displayed at either end of De Walden Mews.

11 no. objections have been received and cover the following points:

- Removal of access rights for residents of The Moorings, St Johns Road through De Walden Mews to their rear garage/bin area and
- Access to the Meads Street Shops/Facilities would be more difficult given the increase in travel distances.

2 no. letters of support have been received in respect of the proposed gate and cover the following points:

- It would give privacy to the residents in the private street from passers by walking through and peering into their premises or walking onto their front gardens.
- Residents feel it would reduce the likelihood of any vandalism to their properties and possessions (ie: vehicles)
- To prevent accidents to the public caused by someone walking in the carriageway of De Walden Mews, as there is no pavement area within the street.

No requests to speak at committee have been received.

Appraisal:

Principle of development:

There is no objection in principle to installing an additional gate in this residential area provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the visual amenity of the site in particular or the character of a conservation area in general.

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

The proposed gate would match the existing in terms of its detailing and would have little impact on visual amenity from the junction with Meads Street. However, it is acknowledged that it will restrict pedestrian access to non residents of De Walden Mews.

Design issues:

The gate is proposed to be constructed of steel to match the existing gates. The gate would be hinged from a steel post which would be sited adjacent to the existing flint wall. The bulk and scale and the choice of materials are considered appropriate.

Impact on character and setting of the conservation area:

The application site is not listed, however it is situated within the Meads conservation area. The proposed design and materials used are considered to be appropriate for its setting.

Impacts on trees:

None.

Impacts on highway network or access:

No impact on highway network. However, the proposal will restrict access, from the entrance adjoining Meads Street, to only those living within De Walden Mews. East Sussex County Council have confirmed by email that De Walden Mews is a private street, therefore it is not an adopted highway and is not maintained by ESCC.

A number of local residents have made representations to this application with regard to the loss of direct access to the Meads Street shopping area. Whilst acknowledging their concerns De Walden Mews is a private road without any public right of ways and as such it is considered that little weight can be given to this as it is not a material planning consideration. Any right of access across the land remains a civil matter between the parties involved.

As outlined in previous sections on planning grounds the scheme is acceptable.

Other matters:

None.

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 gate is acceptable on design grounds and would not harm the character or appearance of the existing area. It would have no detrimental impacts on the visual amenity of the neighbouring properties and as such is considered to be in accordance with Policies UHT1, UHT4, UHT5, UHT15 and HO20 of the Eastbourne Local Plan and Policies C11, D10 and D10a of the Eastbourne Core Strategy.

Recommendation:

Approve conditionally

Conditions:

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

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

2) The development hereby permitted shall be carried out in accordance with the following approved drawings submitted on 10 January 2014:

- B050.02 – proposed elevations (from Meads Street and De Walden Mews), including site and block plan.

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

Informative:

None.

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