

App.No: 140044 (PPP)	Decision Due Date: 23 March 2014	Ward: Upperton
Officer: Toby Balcikonis	Site visit date: 26 February 2014	Type: Planning Permission
Site Notice(s) Expiry date: 19 February 2014		
Neighbour Con Expiry: 12 March 2014		
Weekly list Expiry: 28 March 2014		
Press Notice(s): N/A		
Over 8/13 week reason: To align with available Planning Committee dates.		
Location: Gildredge Park, The Goffs, Eastbourne		
Proposal: Extension to existing bowls club pavilion, with new full width veranda and internal alterations. Other works include the erection of a shed to house water tanks to be repositioned.		
Applicant: Mr Frank Eveleigh		
Recommendation: Approve conditionally		

Planning Status:

EBC owned (leased) recreational facilities situated within a public parked

Constraints:

Convenants

Eastbourne Borough Council

Archaeological Notification Area

Consult county.archaeology@eastsussex.gov.uk

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C4: Old Town Neighbourhood Policy

D7: Community, Sport and Health

D10: Historic Environment - Archaeological Notification Area

D10A: Design

Saved Borough Plan Policies 2007

UHT1 – Design of New Development

UHT4 – Visual Amenity

UHT15 – Protection of Conservation Areas
HO20: Residential Amenity

Site Description:

The application site, namely the Gildredge Park Bowls Club, is located along the Northern boundary of Gildredge Park adjacent to the entrance by road from The Goffs (between numbers 9 and 11 The Goffs). Along the entrance road exist public parking spaces serving the park and its facilities, also leading to a gravel covered car park, used for the Bowls Club itself.

Covering an area of over 4700 sqm the grounds of the Bowls Club contain two large sized bowling greens, which are served by a single storey pavilion situated along part of the Southern boundary of the bowls club site with attached minor extension to the east elevation to house water tanks for use with the pavilion.

The club is lined on three sides (South, East & West) by a well-maintained (by the club) mature hedgerows of Leylandii, screening the site from public areas of the Park.

A public footpath within Gildredge Park runs adjacent to the Northern Boundary of the Bowls Club, and beyond that exist the southern boundaries of properties located on the south side of The Goffs (which include: 11 The Goffs, Dukesbury House and Ripley Chase), with the properties themselves set back at a distance of over 80 metres from the Bowls Club Pavilion.

30m to the east of the Bowls pavillion lies the newly extended Gildredge Park Tennis Club facilities.

Relevant Planning History:

EB/1971/0740 - Erection of a single-storey bowls pavilion.
Approved under Regulation 11.- 1971-12-16

EB/1989/0634 - Erection of replacement pavilion.
Approved under Regulation 4. - 1989-11-28

EB/1993/0237 - Extension to bowls pavilion.
Granted, subject to conditions. - 1993-07-14

001281 - Provision of a car parking area.
FastPlanning APP TYPE - Local Authority
Approved conditionally - 15/09/2000 00:00:00

010600 - Provision of a single six metre high lighting column.
Planning Permission - Approved conditionally
04/04/2001

970277 - Proposed single storey extension to enclose water tanks.
Planning Permission - Approved unconditionally - 27/11/1997

Proposed development:

The applicant seeks permission to erect a 12 metre wide single storey side extension projecting from the East elevation of the existing Bowls Club pavilion to 36 metres in total. A minor side extension, currently used for the housing of water tanks will be demolished to make way for the scheme.

It is proposed that the appearance will replicate that of the existing pavilion by way of matching the heights and depths of the main bulk, and using external finishes to match (which include: brick with render panel walls, concrete roof tiles, and wooden framed windows and doors. A timber veranda is also proposed the full length of the northern elevation of the pavilion; together with the repositioning to the east of a shed to house water tanks.

The applicant proposes to reconfigure the internal space to continue the use of the venue as a bowls pavilion and changing rooms for members and visitors, providing teas and alcoholic drinks. In the winter the pavilion is used for member attended social functions and indoor short mat bowls.

Through repositioning the existing bar and kitchen out of the lounge area and in to the proposed extension (increasing its size from 14.5m x 6.4 to 16.5m x 9.0m which can accommodate two full length short mat bowls surfaces. The applicant also intends to increase the size of the gentleman's changing rooms and the addition of disabled toilet facilities to changing rooms for both men and woman (currently accessed externally), widening access doors for wheelchair users.

The applicant also proposes to demolish an existing minor side extension currently used to house water storage tanks in conjunction with the pavilion, and re-house them in a proposed outbuilding 3 metres wide x 3 metres x 7 metres in depth situated in the South East corner of the site to the East of the proposed extension.

Consultations:

Internal:

Specialist Advisor – Arboriculture (Rec'd 25/03/14)

- This site is adjacent to a group of mature trees, which consists of four Pines situated adjacent to the clubs car park. The other trees on site are the mature hedge line consisting of *Cypressus × leylandii*.
- Recommend trees fenced off with tree protection fencing (to be approved) and must be undertaken prior to commencement of works on site.
- Further tree protection measures will need to be in place at the edge of the root protection area of the *Cypressus × leylandii* hedge line around the edge of the application site indicated on plans to be retained
- Need to ensure new services are installed in a suitable location to prevent damage to the four Pines adjacent to the site.

EBC Estates (rec'd 20/02/2014)

The Borough Council, in its role as landlord, has been made aware of the proposal and has no objections subject to the applicants gaining planning permission.

External:

County Archaeologist (rec'd 01/04/2014)

Although this application is situated within an Archaeological Notification Area, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

Neighbour Representations:

Multiple site notices were displayed in prominent locations around the site. No objections to the proposed development have been received.

Appraisal:

Principle of development:

There is no objection in principle to extend the existing Bowls Club Pavillion along with the associated proposed works 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 amenity of persons using the park and surrounding residents in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007.

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

It is considered that the appearance of the proposed development to match the existing pavillion will cause limited impact to the visual amenity of the surrounding area. The site is screened on 3 sides by a mature hedge screen, conditioned for retention and is of a significant distance to residential properties to the North (situated on the South side of The Goffs).

There is proposed to be no loss of natural screening, and no erosion of local distinctiveness or effect on any important vistas as a result of the proposed single storey extension and thus is in accordance with Policy UHT4 of the Borough Plan concerning Visual Amenity.

There will be no loss of outlook, overshadowing or loss of light to any nearby residential properties (or any other buildings) as a result of the proposed development. It has been acknowledged that there may be some increase in activities used in conjunction with the club and its pavillion if approval were granted for the scheme, however it is not considered this will result in any significant impacts on surrounding residential properties.

Current use / hours:

- Short mat bowls 4 days per week between 10.00am – 2.30pm*
- Bridge once per week between 2.00pm – 6.00pm*
**for these functions the bar is not used*
- Regular social function on Thursday evening (bingo / quiz)
- Monthly members coffee morning on a Saturday
- Occasional evening social function (no 3rd party organisations)
 - 'Few and far between' – 6.30pm – 10.30pm

In the summer during the bowls season the normal hours of playing bowls for 7 days per week are from 9.30am – 6.30 pm. Sometimes for Town league matches the hours of play extends to 9.00pm. Occasionally for special matches there may be a light supper after a

match which finishes by 9.00pm. There may also be a social function in the evening for members which would be from 6.30pm – 10.30pm.

Proposed use / hours:

- Proposed to be an increase in the short mat bowls activity until 6.00pm and use 2 mats instead of the current single mat

It has been advised that there may be a slight increase in the use of the pavilion for social functions but such functions would only be allowed if a Club member was present and not to be a venue to 3rd party organisations.

It is considered that the proposed uses for the reconfigured and extended space falls within the scope of the existing use, and are of a nature where there will not be any unacceptable impact on residential amenity by the continued and possible slight increase to activities carried out by club members at the pavilion.

It is considered that activities in conjunction with the use of an extended pavilion will not have a detrimental impact on the surrounding highway.

It is therefore concluded that the proposed scheme also accords with Policy HO20 of the Borough Plan concerning impact to Residential Amenity.

Design issues:

In seeking to replicate the external appearance of the existing pavillion building in terms of its height, depth, style and use of matching materials it is considered that the new development would be in-keeping with the host building, and would be appropriate in scale, form, setting alignment and layout within the site in accordance with Policy UHT1 of the Borough Plan 2007.

It is considered that the proposed the wooden veranda across the full width of the pavilion is in-keeping with the character of the building and is appropriate in its use of materials, size, scale and design.

The proposed outbuilding to re-house the water storage tanks is considered to be appropriate in its size and positioning in relation to the main pavillion building. The storage building is subservient in its size and height and is sited on slightly lower ground, decreasing its visual impact. Its proposed location, in the south east corner is considered to be appropriate for its setting, and ensures that it will not be visually dominant.

Impact on character and setting of a listed building or conservation area:

At a distance of over 130 metres to the west at its closest point lies the Old Town Conservation Area, including the land belonging to 27 The Goffs, and areas of Gildredge Park itself. Although, there is mostly open park land between the Conservation Area and the proposed development itself, it is considered that the substantial distance between the two, and its appearance to harmonise with the existing building causes no detrimental impact to the conservation area.

The position of the proposed development on the East side of the existing pavillion, in addition to the boundary leylandii hedge screening will mean that the impact of the

scheme on the Old Town Conservation Area will be virtually none, and therefore is acceptable development in accordance with Policy UHT15 of the Borough Plan.

Impacts on trees:

This site is adjacent to a group of mature trees, which consists of four Pines situated adjacent to the club's car park. The other trees on site are the mature hedge line consisting of *Cypressus × leylandii*.

The application is adjacent to an existing well-maintained screening *leylandii* hedgerow. Although the works should not directly affect the trees adjacent to the site, it is recommended that tree protection fencing is erected to the edge of the car park which is in line with the existing knee rail fencing, this must be undertaken prior to commencement of works on site and to the satisfaction of the Specialist Advisor for Arboriculture (secured through condition).

As the applicant has indicated in the plans that the *Cypressus × leylandii* hedge line around the edge of the application site is to be retained. Further tree protection measures will need to be in place at the edge of the root protection area which the applicant will need to calculate and submit for approval (also secured by condition) to prevent the accidental damage to the retained trees and prevent the storage of materials, site offices and waste within the root protection area of the trees.

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 concluded that the proposal to extend the existing Bowls Club Pavilion and associated works is acceptable in terms of its design, and is considered that the proposed development would be in harmony with its surroundings. It is not considered that the proposal will have an adverse effect on the amenities of the surrounding residential properties or the amenity of persons using the park in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007.

Recommendation:

Approve conditionally

Conditions:

- 1) Time for commencement
- 2) Approved drawings
- 3) Materials (to match) as drawings and application form
- 4) Condition T4 Tree protection: (fencing)
- 5) T10 Landscaping (A) (vii) (prevent damage through installation of services)
- 6) Hours of demolition / construction

Summary of reasons for decision

The proposed development is considered acceptable for the following reason:

It is considered that the proposed extension by virtue of the size, location and design, in relation to the area and neighbouring properties, will not have a detrimental effect on visual or residential amenity and will not affect the setting of the nearby Old Town Conservation Area. This is subject to conditions to accord with policy UHT1, UHT4, UHT15 and HO20 of the Eastbourne Borough Plan (2007), Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012).

The conditions ensure safeguarding the existing tree and mature hedgerow screening and to protect the amenity of nearby residential properties, and users of the park.

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**.