

App.No: 140154 (PPP)	Decision Due Date: 30 April 2014	Ward: Meads
Officer: Anna Clare	Site visit date: 2 April 2014	Type: Planning Permission
Site Notice(s) Expiry date: 13 March 2014		
Neighbour Con Expiry: 02 April 2014		
Weekly list Expiry: 18 March 2014		
Press Notice(s): 18 March 2014		
Over 8/13 week reason: Brought to Planning Committee within statutory timeframe.		
Location: St Andrews School, 72 Meads Street, Eastbourne.		
Proposal: Installation of a traverse climbing wall on existing sports field, adjacent to Darley Road.		
Applicant: Mr Stephen Henderson-Reid		
Recommendation: Approve conditionally		

Executive Summary:

Conservation Area

Meads Conservation Area

Relevant Planning Policies:

National Planning Policy Framework 2012

Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution

B2 Creating Sustainable Neighbourhoods

C11 Meads Neighbourhood Policy

D10 Historic Environment

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 site forms part of the existing playing fields of St Andrews School. The position of the proposed climbing wall is to the north of the playing fields adjacent to Darley Road. The site falls within the Meads Conservation Area.

Relevant Planning History:

None relevant to this specific application.

Proposed development:

The installation of a climbing wall to the northern edge of the existing school playing fields measuring 13.5m in length, 2.1m in height, to be sited approximately 7m from the existing wall fronting Darley Road.

Consultations:

Internal:

Specialist Advisor Design and Conservation – no objections.

Neighbour Representations:

4 objections have been received and cover the following points:

- Increase in noise
- Location adjacent to residential properties
- Bringing children closer to the school boundary
- Could be rented out putting pressure on car parking

Appraisal:

Principle of development:

There is no objection in principle to the erection of the climbing wall in this location provided it would be designed to a high standard, respect the established character of the area and would not have a significant adverse effect on the amenity of surrounding residents or the character of the conservation area 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 climbing wall is located sensitively, the wall is located opposite the Aldro Building, part of the University of Brighton site where the playing field is significantly lower than street level. It is considered the location will minimise impacts on surrounding residential properties.

Objections have been received to the location and the noise generated by children using the climbing wall. It is not considered that the wall will significantly increase the noise generated by children using the existing playing field. Whilst it is accepted that the wall may bring more children to this specific location the wall itself is minor and will not increase children's play activity in general and therefore noise generation to warrant a refusal of the application.

Design issues and Impact on character and setting of a conservation area:

The proposed climbing wall is a simple timber construction with coloured hand and foot holds. The playing field here is below ground level when on Darley Road and therefore the visual appearance will be minimal. The site is located within the Meads Conservation

Area, the size and design are appropriate for the setting and it is considered that the proposal will preserve the character and appearance of the Meads Conservation Area.

Impacts on trees:

The proposed location of the climbing wall is set back 4.5m from the adjacent trees and therefore there will be no impact.

Other matters:

An objection has been received that the climbing wall may be used by third parties generating additional traffic. Given the size of the proposed wall it is considered unlikely that this will be the case.

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 the climbing wall is located sensitively, separated sufficiently from residential properties to minimise impacts; whilst it is acknowledged there may be an increase in the number of students in this location attracted by the climbing wall it is not considered that a refusal on amenity grounds can be substantiated. The design and size of the wall is considered acceptable, and the proposal will preserve the character and appearance of the conservation area; therefore it is recommended that planning permission is granted.

Recommendation: Approve conditionally.

Conditions:

- 1) Time for commencement
- 2) In accordance with approved plans

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**.