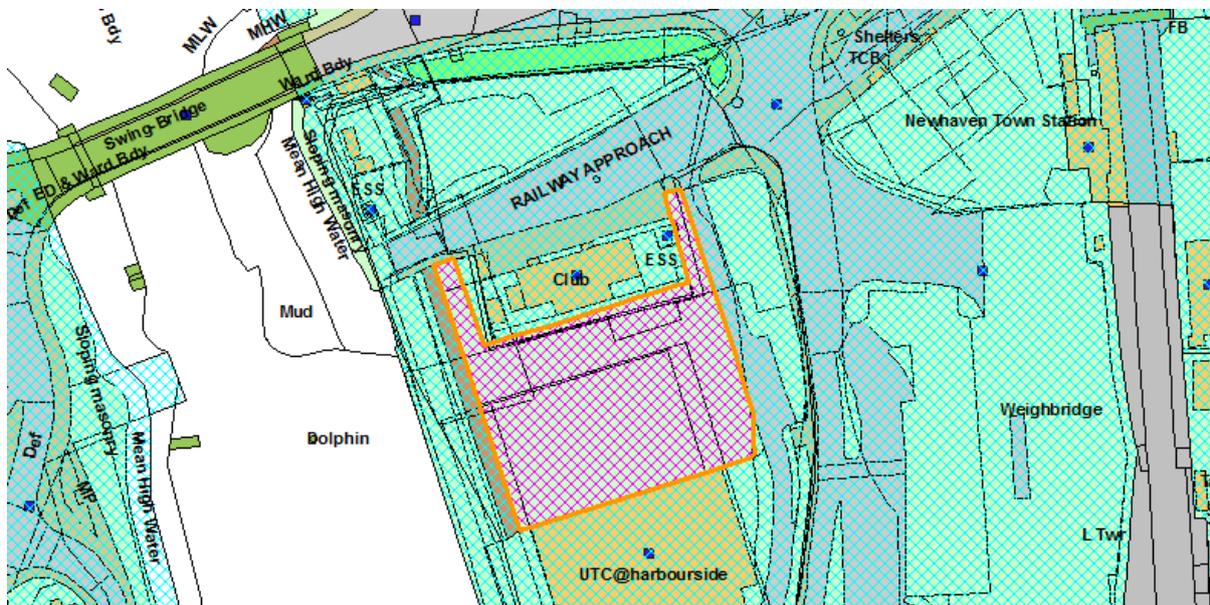


Report to: Planning Applications Committee
Date: 9 June 2021
Application No: LW/21/0237
Location: Land at Railway Quay, Newhaven, East Sussex
Proposal: Variation of condition 1 in relation to approval LW/20/0702 - to vary the approved drawings as follows: Six steel containers (increase of 1 which will be a cycle store); omitting the Geodomes and replacing with a further 8 steel containers; Temporary covered areas proposed by the newly named Welcome Hub (previously called the Information Hub); New steps over the existing wall (part of flood defences) and gate on the southwestern corner proposed for the use of clubhouse tenants to access the river; Sewage treatment plant relocated from the rear of the cafe to the end of the decking.

Ward: Newhaven
Applicant: Lewes District Council
Recommendation: Approve the variation of condition.
Contact Officer: **Name:** Andrew Hill
E-mail: andrew.hill@lewes-eastbourne.gov.uk

Map Location:



1. Executive Summary

1.1 The proposed development is acceptable and represents minor amendments to the approved scheme.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework 2019

2.2 Lewes District Local Plan

LDLP: – CP4 – Economic Development and Regeneration

LDLP: – CP8 –Green Infrastructure

LDLP: – CP10 – Natural Environment and Landscape

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage

LDLP: – CP13 – Sustainable Travel

LDLP: – CP14 – Renewable and Low Carbon Energy

LDLP: – DM1 – Planning Boundary

LDLP: – DM25 – Design

LDLP: – DM27 – Landscape Design

LDLP: – DM33 – Heritage Assets

LDLP: – DM35 – Footpath, Cycle and Bridleway Network

2.3 Newhaven Neighbourhood Plan 2017-2030

Policy ES1: Regeneration of East Side

Policy D1: – Promoting good design

Policy D2: – Design and Climate Change

Policy E3: – Visitor economy

3. **Site Description**

3.1 The application site is located to the south of Railway Approach, and to the south of the social club and to the north of the UTC building. It covers an area of approximately 0.22 hectares of a previous railway goods yard, now vacant.

3.2 The site is bounded by the river along its western side and the access road serving the port/ferry terminal along the eastern boundary. The Newhaven Town railway station is approximately 50m to the east.

4. **Proposed Development**

4.1 Planning permission was granted by the Planning Applications Committee in December 2020 for the creation of a community 'hub' within the port area of Newhaven to serve local residents and tourists to the area in the form of the installation of up to 10 shipping containers clad in reclaimed timber and set upon the vacant site behind the Railway Club and in front of the UTC building, with 5 initially installed). Two will be bolted together to form a Refreshment Hub, there will be two separate containers for the Active Transport Hubs and a single container for the Information Hub. Three

geodomes were also proposed to be erected to encourage a range of community activities. Parts of the site will be raised as decked areas to allow access to the top of the sea defences and to allow views down and across the River Ouse. Toilets will be provided as part of the refreshment hub to serve the whole site. It least 20 secure cycle parking spaces will also be provided.

4.2 The current proposal is seeking to make some amendments to the approved scheme and involve: Six steel containers (increase of 1 which will be a cycle store); omitting the Geodomes and replacing with a further 8 steel containers (use yet unknown); Temporary covered areas proposed by the newly named Welcome Hub (previously called the Information Hub); New steps over the existing wall (part of flood defences) and gate on the southwestern corner proposed for the use of clubhouse tenants to access the river; and a Sewage treatment plant relocated from the rear of the cafe to the end of the decking.

4.3 This proposal is coming before the Committee as the applicant is Lewes District Council.

5. **Relevant Planning History**

5.1 No recent, relevant planning history.

6. **Consultations**

6.1 Town Council – comments to be reported.

6.2 Design and Conservation Officer – no objection

- No greater impact on the adjacent listed building than the previously approved plans. Proposal considered acceptable.

7. **Neighbour Representations**

7.1 No neighbour representations were received at the time of writing the report.

8. **Appraisal**

8.1 Key Considerations

8.1.1 The main considerations relate to the principle of the use; and the impact on the character and appearance of the area.

8.2 Principle of the proposed use

8.2.1 The site is located outside of the defined town centre but is within the planning boundary and therefore there is a presumption in favour of sustainable development. The site is currently vacant and does nothing to enhance the setting of the listed UTC building or the wider surrounding, which when considering the highly visible nature of the site when viewed from the west bank of the river and the swing bridge, is regrettable.

8.2.2 The principle of the use was considered and established through the granting of permission LW/20/0702.

8.3 Impact on the character and appearance of the area

8.3.1 It is proposed to create a public Hub that will be on the site for at least 5 years. The intention is that all materials will be, wherever possible, reclaimed or sustainable. The containers are re-purposed, the cladding will be reclaimed timber, the decking will be formed from recycled plastics, and photovoltaic panels will be placed on the container roofs to provide them with power.

8.3.2 A section of the existing railway tracks on site will be preserved and covered with a clear covering and information boards to explain the history and legacy of the site. This will form a central feature and will be an area around which people can gather for events.

8.3.3 The applicant is proposing to make some changes to the approved scheme which, whilst being relatively minor, require formal approval. It is not considered that the proposed amendments alter the fundamental concept of the scheme or would have any greater impact on the wider area or the setting of the adjacent UTC building, is a Grade II listed building.

8.3.4 Overall and despite the temporary nature of the project and the buildings, it is considered that the development will enhance the immediate area and raise the quality of the public realm on this prominent and publicly visible site, providing a bright and vibrant destination for visitors and the local community.

8.4 Other matters

8.4.1 The Environment Agency has recently completed a flood defence scheme which will provide a 1 in 200-year standard of protection, taking into account the effects of climate change. This included raising the levels of the riverside walls for the area and for Railway Quay there is an additional bank and fence. It is not considered that this use of the site would compromise flood defences or water levels.

8.4.2 Due to the form, nature and location of the development it is not considered that the proposal would have a detrimental impact on the setting of the adjacent grade II listed UTC building.

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**

It is recommended that permission is granted.

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Site sections and elevations	4 May 2021	21002-C-1040M
Site plan	4 May 2021	21002-C-AC
Block and site location	30 March 2021	2789 -04
Shed 8 floor plan elevations	30 March 2021	21002-C-105
Cycle store	30 March 2021	21002-C-103-D
Club house plans and elevation	30 March 2021	21002-C-102-K
Welcome Hub plans and elevations	30 March 2021	21002-C-101-L
Refreshment Hub plans and elevations	30 March 2021	21002-C-100-K
Planning Statement	30 March 2021	

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

11. **Background Papers**

11.1 None.