

ADDENDUM
Eastbourne Planning Committee
Addendum Date: 21st March 2022
Meeting date: 22nd March 2022

Item No 7: The Moorings, 25 St Johns Road
Application ID: 210661 (Pages 9 – 16)

No further updates following the Officer Committee Report.

Item No 8: The Tiled House, Chesterfield Road
Application ID: 211032 (Pages 17 - 32)

The Committee is advised of an error on the Officer Committee Report, which on the first page refers to the wrong planning application number (210339), and instead should refer to 211032.

13 additional representations have been received following completion of the Officer Committee Report, based upon the revised scheme.

They comprise 12 objections and 1 letter of support. Objections cover the following material planning grounds:

- Loss of outlook and amenity for neighbouring residents;
- Over development of the site
- Design and appearance
- The proposal does not preserve the character and appearance of the Meads Conservation Area;
- Loss of natural habitat for indigenous amphibian wildlife;
- Scale of the development
- Transport impacts
- Impact upon parking

Submissions refer to a lack of consultation following receipt of the amended plans. The Council does not have a duty to consult on a revised scheme that is reduced in scale and impacts to that which has been the subject of public consultation, in line with planning practice guidance and statutory requirements.

Ecology

Comments have been received from the Council's Specialist Advisor (Ecology and Biodiversity) in the absence of a response from the County Ecologist.

The Specialist Advisor does not raise any objections in principle, but confirms agreement with the recommendations outlined in submitted documents.

Following receipt of these comments, the following alterations to the schedule of conditions outlined in the Officer Committee Report is recommended.

Omission of condition

Omission of condition at paragraph 10.15 of report, which states:

BAT BOXES: Details of a scheme for provision of bat boxes shall be submitted to and approved in writing. Thereafter, the scheme shall be implemented in accordance with the approved details prior to commencement of the demolition of development and retained in accordance with the scheme thereafter.

Reason: In the interest of protecting bat species at the site.

Additional conditions

The following additional conditions are recommended:

ECOLOGY A scheme for the provision of habitats and protection of species shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the recommendations in the following submitted documents will be implemented at the site:

- Section 4.2 (Table 7) of the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey report (Arbtech, 10th June 2021).
- Section 4.2 (Table 5) of the Bat Emergence and Re-entry Surveys report (Arbtech, 12th August 2021)

Thereafter, the scheme shall be implemented strictly in accordance with the approved scheme prior to commencement of the development, hereby approved, and maintained as such for the lifetime of the development.

Reason: In the interest of protecting species at the site and the re-provision of habitats.

LIGHTING A lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented strictly in accordance with the approved details prior to its implementation on site and maintained as such for the lifetime of the development.

Reason: To protect the habitats of protected species at the site.

Item No 9: 61-63 Summerdown Road (Pentlow). Application ID: 200968 and 59 Summerdown Road (Summerdown). Application ID: 200983 (Pages 33 – 58)

No further updates following the Officer Committee Report.

Item No 10: Greenpoint, 38 Upper Avenue Application ID: 220120 (Pages 59 – 64)

No further representations have been received following completion of the Officer Committee Report.

No changes are proposed to the recommendation.