

ADDENDUM
Eastbourne Planning Committee
Addendum Date: 14th April 2022
Meeting date: 19th April 2022

Item No 6: 61-63 Summerdown Road (Pentlow). ID: 220025 and 59 Summerdown Road (Summerdown). ID: 220045 (Pages 9 - 36)

The report date is listed as 20th October 2020, whereas it should be 19th April 2022.

There are a number of instances in the officer report where the neighbouring property to the south of 61-63 is erroneously referred to as No. 67 Summerdown Road. The neighbouring property is, in fact, No. 65 Summerdown Road and all comments made relate to this property and not No. 67.

Para. 8.9.2 refers to a single TPO tree on site needing to be removed to facilitate the development. There are in fact 2 TPO trees affected, both of which are ash trees. The assessment of the impact of their loss and capacity for mitigation remains as per that set out in para. 8.9.2.

A number of annotated drawings have been provided by the occupant of No. 1 Summerdown Close. The submitted documents question compliance with standards set out in Manual for Streets, draw attention to the Tree Preservation in Order, the density of the development and the relationship of the development with the general building line on Summerdown Road.

Four additional letters of objection have been received for application 220025, comments are summarised below:-

- Retrofitting of existing buildings should be considered;
- Failure to meet green objectives;
- Gardens should be larger;
- Amendments have not addressed concerns over impact on Summerdown Close;
- Parked cars may block emergency vehicle access to Summerdown Close;
- Modern design is not harmonious with the area;
- Too many houses on the site.

Four additional letters of objection have been received for application 220045, comments are summarised below:-

- Buildings are too high and would be overbearing;
- Overdevelopment of the site;
- Design not harmonious with surrounding neighbourhood.

Item No 7: Land rear of 48 St. Leonards Road, Commercial Road. ID: 210973 (Pages 37 - 54)

No further updates following the Officer Committee Report.

Item No 8: St Catherine's College, Priory Road. ID: 211070 (Pages 55 - 68)

The report date is listed as 20th October 2020, whereas it should be 19th April 2022.

SUDS

Comments have been received from ESCC Flood Risk Management Team and Pevensey and Cuckmere WLMB.

There is no objection in principle, subject to the imposition of conditions.

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

Additional Conditions:

The following additional conditions are:-

SURFACE WATER DRAINAGE SYSTEM Prior to the commencement of development, a detailed surface water drainage system shall be submitted in support to and approved in writing by the Local Planning Authority. The surface water drainage system shall incorporate the following:

- a. Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to 0.5 l/s for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence.
- b. The details of the outfall of the proposed drainage system and how it connects into the watercourse or existing drainage system shall be submitted as part of a detailed design including cross sections and invert levels.
- c. The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
- d. The detailed design of the surface water drainage features (underground tank) shall be informed by findings of groundwater monitoring between autumn and spring at the location of the proposed tank. The design should leave at least 1m unsaturated zone between the base of the drainage structures and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the drainage system should be provided

Reason: To ensure surface water runoff from the development is managed safely.

CONDITION SURVEY A condition survey of the existing surface water drainage system serving the development shall be undertaken up to the drainage system outfall with Langney Sewer. This shall include the existing surface water sewer beneath the

development site to confirm whether additional protection measures are required during construction and for the lifetime of the development.

Reason: To ensure surface water runoff from the development is managed safely.

MAINTENANCE AND MANAGEMENT A maintenance and management plan for the entire drainage system shall be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall cover the following:-

- a. This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains.
- b. Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development

These details shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter remain in place for the lifetime of the development.

Reason: To ensure surface water runoff from the development is managed safely.

MANAGE FLOOD RISK DURING CONSTRUCTION The applicant should detail measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development.

Reason: To ensure surface water runoff from the development is managed safely.

EVIDENCE Prior to occupation of the development evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: To ensure surface water runoff from the development is managed safely.

Item No 9: 6-8 Wilmington Gardens. ID: 220012 (Pages 69 - 88)

Further comments have been provided by the Council's Regeneration Officer who is resistant to the loss of the hotel use and has identified boutique hotels that are operating successfully nearby.

OFFICER COMMENT: Viability of hotel use has to be viewed on a case by case basis and the views of the Eastbourne Hospitality are considered of particular relevance given their area of expertise. It is noted that para. 5.11 of the Tourist Accommodation Retention SPD identifies small hotels requiring to be run as a 'lifestyle businesses', this being a mixture of home and business, set up with the aim of achieving a sustainable level of income and that commercial viability arguments are more difficult for 'lifestyle businesses' due to businesses being a blend of home plus income. It is not considered reasonable to expect such arrangements to be mandated. The hotel has not operated for a number of years and it is considered likely that the existing use as temporary accommodation is not sustainable in the long term. The benefit the scheme offers by way of the improvement of the existing substandard residential accommodation at 6-7 Wilmington Gardens also carries significant weight.