

App.No.: 141125	Decision Due Date: 30 th September 2014	Ward: Devonshire
Officer: Leigh Palmer	Site visit date: Numerous pre & post submission	Type: Planning Permission
Site Notice(s) Expiry date: 21/09/2014		
Neigh. Con Expiry: N/A Site Notices displayed		
Weekly list Expiry: 29/09/2014		
Press Notice(s)-: 29/09/2014		
Over 8/13 week reason: Within Time		
Location: Princes Park, Royal Parade Eastbourne		
Proposal: Creation of new entrance to the park and the provision of a new pedestrian link with ramped access between the park and the Promenade. The removal of redundant bowling greens to create an area of new public space within the park. Remodelling and refurbishment of existing cafe, demolition of existing toilet block hard and soft landscaping within the park.		
Applicant: Allen Scott Ltd		
Recommendation:		
140821 That planning permission be granted subject to conditions.		

Executive Summary:- Members will note that this application follows very closely the key points and themes from the adopted (Princes Park Master Plan 2012) and seeks to enhance the connectivity between the park and promenade, proposes new areas of public realm and also proposes enhancement to the café offer with the heart of the park.

Whilst there is no guarantee the above enhancements/improvements to the park and its environs should go some way to supporting the Councils aims of maintaining the parks 'Green Flag' status going forward.

All elements of the scheme are considered acceptable and are perceived to be beneficial to all users of the park and are recommended for approval.

Planning Status:

Princes Park is one of the Borough's largest formal parks providing a range of activities and landscape areas with an area that has recently been awarded 'Green Flag' status.

Relevant Planning Policies:

National Planning Policy Framework

Borough Plan 2001-2011

UHT1	-	Design of development
UHT4	-	Visual amenity
NE28	-	Environmental Amenity
D6	-	Recreation and Leisure
UHT7	-	Landscaping
UHT8	-	Amenity Space
UHT10	-	Design of Public Areas
TR6	-	Facilities for Cyclists
TR7	-	Provision for Pedestrians
LCF8	-	Small Scale Sport and Recreation Facilities
LCF21	-	Retention of Community Facilities
US6	-	Integrity of Flood Defences

Core Strategy

B1	-	Spatial Development Strategy and Distribution
B2	-	Creating Sustainable Neighbourhoods
D1	-	Sustainable Development
C3	-	Seaside Neighbourhood Policy
D3	-	Tourism and Culture
D7	-	Community, Sport and Health
D9	-	Natural Environment
D10A	-	Design

Site Description:

Application site relates to the Princes Park and surrounding area.

A number of existing access points (both pedestrian and vehicular) are sited around the park, these access points link into existing routes around the park.

Located with the centre of the park is The Crumbles Pond and the café. The Crumbles Pond is a large expanse of water (man- made) that along with the café forms the central focus for/to the park. The lake supports a number of informal/formal recreational activities.

The park also includes formal and informal landscaping and also areas for more active recreation (bowling greens and open parkland for ball related sports).

Princes Park is separated from the Promenade by Royal Parade a highway linking the Langney with other areas of the seafront and the Town Centre.

Relevant Planning History:

Princes Park is the third largest park in the town and was formed (to what can be seen today) generally between 1900 and 1930.

Princes Park Management Plan Approved 2012.

The adopted vision for the park as identified with the Management Plan:- *The vision for Princes Park for 2020 is to create a protected parkland environment with innovative landscape design and features which provide a wide range of high quality sporting and leisure opportunities to meet the needs of the local*

community and visitors within a sustainable, clean, safe and appealing landscape setting'.

The management plan document identified the park as having both local/community and tourism importance given the diverse nature of the facilities/activities that the park supports.

The main purpose of the management plan was to identify the important existing features, consult with the public and interest groups and as a result direct/guide further investment to ensure that its current 'Green Flag' status is retained.

The management plan identified the important features to be:-

- The boating lake
- Support infrastructure including Café and WC's
- Space for informal and formal recreation
- Formal and informal planting
- Children's play areas including the splash park

The public consultation that formed part of the Princes Park Management Plan reinforced key areas for improvement; these included:-

- Retention of café use for users of the park
- Refurbishment/upgrade the offer for the café within the park
- Improve access to and around the park
- Improve recreational offer within the park
- Retain/improve toilet facilities
- Improve/maintain planting/landscaping
- Establish links to/from the promenade

Proposed development:

There are a number of elements to this application and it is important to note that not all of the aspirations of the Princes Park Management Plan have worked their way into this application/submission.

The elements of this application that fall to Members to consider and determine are:-

- **Pedestrian Link:-** The creation of a new pedestrian connection between the Promenade and the Park.

Members will note that that Promenade in this location (adjacent to the 'Spray Water Sports Centre') is elevated above the adjacent 'Pay and Display Fort Fun' car park. A new ramp is proposed to be formed to assist in this change of levels.

- **Zebra Crossing:-** To link the new ramp to the Park a new crossing of Royal Parade is to be formed (this will be delivered by East Sussex County Council). This crossing will arrive at a newly formed entrance to

the park.

- **New Park Entrance:-** . This element of the scheme proposes to completely remove the redundant bowling greens from this area of the Park to be replaced with approximately 4,500sqm of new public realm.

This new area of public realm will be formed from hard and soft landscaping. It is proposed to create an area of new publicly accessible open space that would also assist in improving the visual link between The Promenade, The Café and the Crumbles Pond.

- **Demolition of existing Toilet Block:-** This element of the scheme proposes the demolition of the existing toilet block located close to the main café building with replacement WC facilities to be located within the remodelled Café building.
- **Remodelled/refurbished café building:-** This element of the scheme proposes to refurbish (internally and externally) the existing café building. The refurbishment includes the creation of externally accessed level WC units in the eastern wing of the building.

The proposal also includes the demolition of the non original infill extensions located on both flanks elevations. In addition a new glazed extension is proposed on the elevation facing the crumbles pond.

The existing café building is located on higher ground above The Crumbles Pond whilst this position commends long and short range views over the pond/park the access from the café up/down to pond level is not practicable for all park users. This scheme proposes some re-profiling of the area between the café and the pond to introduce more usable graded ramps.

Consultations:

Spray Water Sports Centre:- Object

The specific objections or issues concerning the proposed development of the pond are:

1. the installation of a floating island (health and safety)
2. the introduction of a pedalo/rowing boat concession (health and safety)
3. the installation of rip-rap edging (health and safety)
4. the installation of a pontoon / decking space for the Model Boat Club and café users (Unclear as to the benefits to members)
5. reed planting (biodiversity is to be welcomed however there are health and safety if capsizing in the reed area)
6. the replacement of the pond edging (no objection to the current material but if changed then would have to have the same functional properties as currently materials).

Every year, the centre provides training, qualifications and positive curriculum outcomes to thousands of children and young people. It provides courses and adventurous experiences to many foreign visitors to the town, as well as a

significant number of adult participants. The centre is an important contributor to individual development, social and family cohesion, and the local economy. Bringing, as it does, thousands of users and visitors to the pond every year, the centre is the principle stakeholder in how the pond is developed in the future. Accepting all others, this response, therefore, focusses on the proposals for the pond itself.

They claim that the client group they represent has been undervalued in the design process of the scheme with greater weight given to Friends of Princes Park and the Model Boat Club. Given this they request that the centre is included in any further negotiations on future designs for the Park.

Europartner:- Long standing language school user of the lake for sailing facilities. The Spray Water Sports Centre use of the lake provides a safe place to learn to sail and is ideal for non-confident beginners. Other uses for the pond may impact upon the benefits for sailing.

East Sussex Outdoor Activity Centre:- the facilities of the spray water centre should not be compromised without further consultation.

Chief Instructor Spray Water Sports Centre:- Object, proposed changes to the lake would affect the available tuition area and may give rise to hazards. The introduction of planting material is unlikely to survive given the tidal nature of the pond and its high salt water content. Further consultation is needed prior to moving towards a conclusion of the remodelling of the lake.

East Sussex County Council Archaeologist:- No significant archaeological remains are likely to be affected by these proposal and as such no comments to make.

East Sussex County Highways:- All works within the highway will be subject to agreements with the County. No Traffic Regulation Orders are required.

Eastbourne District Model Yacht Club:- Support the refurbishment of the café and the toilets, question the longevity of the Dotto train and as such this should be assessed.

If the café fails would the maintenance of the toilets continue as these are an important asset for park users.

The works proposed to the lake (forming a floating island with planting edge and moorings for rowing boats) would severely compromise the use of the lake for model yachting.

The lake is only one of three international class model yacht racing waters in the Country and has been used by model yacht enthusiast since the 1920's.

Friends of Princes Park:- Question the effectiveness of getting more people into the park from the ramp/walkway from the promenade

Neighbour Representations:

None received

Appraisal:

Members please note that the majority of the comments received relates to the remodelling of The Crumbles Pond/lake. These remodelling works whilst forming part of the 'Management Plan' do not form part of this planning application. The applicant has confirmed that further rounds of public consultation/engagement will take place prior to implementing any changes to the current situation to the lake/pond.

Principle:- The significant elements of this application follow directly from the aspiration of the 'Management Plan' and as such there is no objection to the principle of these improvement works.

Public Access:- It is clear that the linking of the promenade to Princes Park by an new ramped access will assist in drawing additional patrons into the park. Currently the assets/features of the park are hidden from view and not readily accessible from the promenade. The proposed ramp and pedestrian crossing of Royal Parade will ease access to the park and should assist in increasing footfall and therefore is acceptable in principle.

The access ramp is to be formed from facing brickwork to the support walls and given its location/size/scale would not be visually intrusive addition to this part of the promenade.

Public Realm:- Members will note that where the new access-point joins the park there are two redundant bowling greens. It is considered that these in their current state redundant state do not make a positive contribution to the Park and as such their removal is supported.

The removal of both bowling greens enables an area between the café building and the park boundary to be landscaped to create a significant area of new public realm. This area will be formed by a combination of hard and soft landscaping. It is considered that this area of new public realm would be visually appealing, be landscaped to a high standard and provide a new focal point to the access to the Park.

Whilst there are no designated uses within the Masterplan for this new area of public space it is clear that its size and planned layout is such that once formed it would reinforce the visual connection between the promenade and the park. It is would also create the potential for both informal activity (accessing the park new access for the Dotto Train) and more formal use (activities/events/community hub).

It is considered that the enhancements created by the creation of this element of new public realm would be a significant enhancement to this part of the park in particular and the wider park in general and would be of material benefit to all users of the park and should therefore be supported.

Human Rights Implications:

The improvements in access to/from the park and in and around the café building including improved accessible WC facilities as well as enhancements to the footpaths around in and around the park is considered beneficial to all users of the park and would help to support the widest cultural heritage of the town for its residents and visitors.

Recommendation:

Grant Planning Permission subject to conditions

1. Time Limit
2. Approved Drawings
3. Materials

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.

