

Addendum to Planning Committee

Addendum Date: 14th April 2023

Meeting date: 17th April 2023

Agenda Item No 8 – ID: 230049 – 12 Gorringe Road, Eastbourne

Para 8.4 of the report states that the flats are 6-person occupancy. However, flats 1 and 3 (as shown on plan) are 5 person flats owing to a bedroom within each flat being single occupancy when assessed against the Technical housing standards – nationally described space standard. As such, all flats meet the floor space requirements of the standards in terms of their requisite Gross Internal Area.

Condition 4 (Landscaping and Boundary Enclosures) has been amended to allow approval of details prior to first occupation.

The entire draft schedule of conditions is included below for completeness.

1. **Time Limit:** The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Drawings:** The development hereby permitted shall be carried out in accordance with the approved drawings published on 30/01/2023 and 20/03/2023:

- 1026.05 - Location Plan and Block Plan
- Proposed Ground Floor Plan ref. 1026.04 Rev C - Amended
- Proposed First Floor Plan ref. 1026.03 Rev B - Amended
- Proposed Elevations ref. 1026.07 Rev B – Amended

Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.

3. **Materials:** The external finishes of the development, hereby approved, shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

4. **Landscaping and Boundary Enclosures:** Prior to first occupation, details of the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority.

Details shall include:

- a) a scaled plan showing all hard and soft landscaping, including vegetation to be retained and planting;
- b) details of all hard surfaces;
- c) all boundary treatments;

Hard landscaping and boundary treatments shall be implemented as approved prior to first occupation of the development and soft landscaping shall be implemented as approved in the first planting season after completion or first occupation of the development, whichever is the sooner.

Any new planting that dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the character and amenity of the area

5. **Cycle storage facilities:** Prior to first occupation of the development, hereby approved, details of secure and covered cycle parking facilities for 9 cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided prior to first occupation of the development, hereby approved, and retained solely for the parking of cycles, in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

6. **Refuse and recycling facilities:** Notwithstanding what is shown on the approved drawings, details of enclosed refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided prior to first occupation of the development, hereby approved, and retained solely for the storage of refuse and recycling in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory refuse and recycling to the properties and to protect the amenity of the adjacent residential property.

7. **Refuse Management Plan:** A Refuse Management Plan (RMP) for the development, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the

frequency of collection, the management of litter on the site and the management of refuse containers, which shall not be left on the public highway and shall be returned to the designated refuse and recycling storage enclosures shown on the approved plans. Thereafter, the RMP shall be implemented upon first occupation of the development and managed in accordance with the details approved for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory refuse and recycling to the properties and to protect the amenity of the adjacent residential property.

Agenda Item No 9 – ID: 220961 – 13 Gorringe Road, Eastbourne

Paragraph 3.1 of the Committee Report incorrectly states that the development is vacant, but it is occupied.

Members are advised that a time limit condition has been added as elements of the proposed development differ from the on-site arrangement.

At the request of the applicant, conditions 3 (Landscaping and Boundary Enclosures) and 4 (Cycle storage facilities) have been reworded to allow more time for submission of details. The full condition schedule is listed below:

1. **Time Limit:** The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **DRAWINGS:** The development hereby permitted shall be carried out in accordance with the approved drawings published on 30/01/2023 and 20/03/2023:

- 1025.17 REV A site and block plan
- 1025.19 proposed floor plans

Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.

3. **Landscaping and Boundary Enclosures:** Within three months of the date of this permission, details of treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority.

Details shall include:

- d) a scaled plan showing all hard and soft landscaping, including vegetation to be retained and planting;
- e) details of all hard surfaces;
- f) all boundary treatments;

Hard landscaping and boundary treatments shall be implemented as approved within three months of the date of approval and soft landscaping shall be implemented as approved in the first planting season after completion of hard landscaping works.

Any new planting that dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the character and amenity of the area.

4. **Cycle storage facilities:** Within two months of the date of this permission, details of secure and covered cycle parking facilities for 11no. cycles shall be submitted to the Local Planning Authority. Within three months of approval in writing by the Local Planning Authority, the facilities shall be provided in accordance with the details approved and retained as such for the parking of cycles for the lifetime of the development.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

5. **Refuse and recycling facilities:** Notwithstanding what is shown on the approved drawings, within one month of the date of this permission details of enclosed refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Within two months of approval in writing by the Local Planning Authority, the facilities shall be provided in accordance with the details approved and retained solely for the storage of refuse and recycling in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory refuse and recycling facilities are provided for future residents of the development to protect the amenity of the area and neighbouring occupants.

6. **Maintenance and Management Plan:** Within one month of the date of this permission, A Maintenance and Management Plan (MMP) for the development, hereby approved, shall be submitted to the Local Planning Authority. The MMP shall include details of the management of litter and the cleanliness of the site, the maintenance of the building and the management of refuse and recycling storage areas and containers, which shall not be left on the public highway and shall be returned to the designated refuse and recycling storage enclosures shown on the approved plans. Upon approval in writing by the Local Planning Authority, the site shall be managed in accordance with the approved details for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory maintenance and management of the site to protect the amenity of the area and neighbouring occupants.