

App.No: 150309 (PPP)	Decision Due Date: 12 May 2015	Ward: Meads
Officer: Jane Sabin	Site visit date: 31 March 2015	Type: Planning Permission
Site Notice(s) Expiry date: 19 April 2015		
Neighbour Con Expiry: N/A		
Weekly list Expiry: 7 April 2015		
Press Notice(s): 14 April 2015		
Over 8/13 week reason: N/A		
Location: Lower promenade, adjacent to the Wish Tower car park, King Edwards Parade		
Proposal: Siting of a vintage AA box together with use of two adjacent parking spaces for the parking of vintage cars.		
Applicant: Mr Power		
Recommendation: Approve, conditionally		

Executive summary:

The proposed development is appropriate in terms of its siting, scale and design, and would provide an additional facility on the seafront for tourists. It would comply with the relevant adopted policies and government guidance.

Planning Status:

Public seafront promenade
Town Centre and Seafront Conservation Area

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C11: Meads Neighbourhood Policy

D3: Tourism and Culture

D10: Historic Environment

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

UHT15: Protection of Conservation Areas
TO9: Commercial Uses on the Seafront

Site Description:

The application site comprises a small area of the lower promenade, measuring approximately 1100mm by 1100mm, adjacent to the Wish Tower car park. It also involves the first two parking spaces on the vehicular access to the Wish Tower Café site (currently marked out as 12 Pay and Display spaces).

Relevant Planning History:

None.

Proposed development:

Planning permission is sought to position a vintage AA box on the site, which measures 1100mm wide, 1100mm deep and 2870mm to the ridge and located on a concrete slab. The box is constructed of timber, and finished in black paint with features picked out in yellow (traditional AA colours of the time). The box is to be used as a booking office and collection/drop off point for customers of the business, which is the provision of journeys/excursions along the seafront and around the town in the two vintage cars which will be able to make use of the closest two parking bays on the adjacent access road.

Consultations:

Internal:

Estate Manager - no comments received

Tourism Manager - no comments received

Specialist Advisor (Engineering) - no objections, but will need to be informed of date of commencement of works on site for operational reasons.

Specialist Advisor (Conservation) - The provision of a vintage AA box and two parking spaces, within the immediate setting of the Wish Tower, has been balanced against the identified values attached to the building and its immediate setting. The immediate setting being how the heritage asset is experienced within its surroundings, which includes siting, form and use of materials.

In assessing the vintage AA box and two associated parking bays against the identified significance of Wish Tower Slope and surrounding conservation area, the proposal, due to its siting, is considered to result in little or no harm to the significance associated with the heritage asset, whilst the vintage design is not out of keeping with the current setting associated with the Wish Tower and wider conservation area.

Conservation Area Advisory Group - At its meeting on 31 March 2015, no objections were raised.

No representations have been received as a result of press and site notices.

Appraisal:

Principle of development:

The provision of an additional tourist facility on the seafront is acceptable in principle. The scale and form of the proposal is considered appropriate and complements both the existing tourist offer and the genteel character of this part of the seafront.

Design issues:

The applicant had originally proposed to use a genuine vintage AA box, which is considered to be a suitable form of development for this location on the seafront and the character of this part of the conservation area. It has been agreed that a replica box is used, given its very exposed location.

Impact on character and setting of the scheduled monument or conservation area:

The proposal has been the subject of negotiation and discussion before the submission of the current application to find an appropriate location. The location now put forward would have no adverse impact on the Wish Tower, the adjacent slope or the surrounding conservation area. It would not impact on any of the spaces in the main car park, and would be seen in context with the ice cream kiosk on the beach nearby.

Other matters:

The two parking spaces would be operated on a parking permit basis, and is not within the control of planning legislation.

Human Rights Implications:

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.

Conclusion:

The proposed development is appropriate in terms of its siting, scale and design, and would provide an additional facility on the seafront for tourists. It would comply with the relevant adopted policies and government guidance.

Recommendation: Approve, subject to the following conditions

Conditions:

1. Commencement within three years
2. Development in accordance with approved plan
3. Development to be an exact replica of a vintage AA box in terms of design, materials and colour.

Appeal:

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