

Addendum to Planning Committee

Addendum Date: 16th September 2024

Meeting date: 17th September 2024

Agenda item No 8 – Site 1 off Martinique Way, Martinique Way, Eastbourne **Application No: 230847**

25 additional representations have been received following completion of the Committee Report. However, the additional third-party representations/objections do not raise any further substantive material consideration to those already provided in previous representations.

A further condition is proposed to restrict permitted development allowances to ensure the quality of any landscaping scheme is maintained.

This, together with amendments proposed within previous Addendums, have been consolidated within a single condition schedule, which is outlined below, for clarity and for the avoidance of doubt:

Condition 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).

Condition 2 - Approved Plans:

The list of the revised drawings is as follows:

- **23026-GFA-ZZ-ZZ-DR-A-10915-P.01 -Existing Block Plan**
- **23026-GFA-ZZ-ZZ-DR-A-10901-P.01 -Site Location Plan**
- **23026-GFA-ZZ-RF-DR-A-10914-P.06 - Proposed Block Plan - Roof Level**
- **23026-GFA-ZZ-LG-DR-A-10913-P.05 - Proposed Block Plan - Lower Ground Floor Level**
- **23026-GFA-A-ZZ-DR-A-13102-P.05 - General Arrangement Sections - Sheet 03 of 03**
- **23026-GFA-A-ZZ-DR-A-13101-P.05 - General Arrangement Sections - Sheet 02 of 03**
- **23026-GFA-A-ZZ-DR-A-13100-P.06 - General Arrangement Sections - Sheet 01 of 03**

- 23026-GFA-A-ZZ-DR-A-12101-P.06 - General Arrangement Elevations - Sheet 02 of 02
- 23026-GFA-A-ZZ-DR-A-12100-P.06 - General Arrangement Elevations - Sheet 01 of 02
- 23026-GFA-A-RF-DR-A-11108-P.08 - Proposed Roof Plan
- 23026-GFA-A-LG-DR-A-11111-P.05 - Proposed Lower Ground Floor Plan - Part 02
- 23026-GFA-A-LG-DR-A-11110-P.04 - Proposed Lower Ground Floor Plan - Part 01
- 23026-GFA-A-05-DR-A-11123-P.04 - Proposed Fifth Floor Plan - Part 02
- 23026-GFA-A-05-DR-A-11122-P.04 - Proposed Fifth Floor Plan - Part 01
- 23026-GFA-A-05-DR-A-11106-P.11 - Proposed Fifth Floor Plan
- 23026-GFA-A-04-DR-A-11121-P.05 - Proposed Fourth Plan - Part 02
- 23026-GFA-A-04-DR-A-11120-P.04 - Proposed Fourth Floor Plan - Part 01
- 23026-GFA-A-03-DR-A-11119-P.04 - Proposed Third Floor Plan - Part 02
- 23026-GFA-A-03-DR-A-11118-P.04 - Proposed Third Floor Plan - Part 01
- 23026-GFA-A-03-DR-A-11104-P.10 - Proposed Third Floor Plan
- 23026-GFA-A-00-DR-A-11113-P.04 - Proposed Ground Floor Part 02
- 23026-GFA-A-00-DR-A-11112-P.04 - Proposed Ground Floor Plan - Part 01
- 23026-GFA-A-00-DR-A-11101-P.10 - Ground Floor Plan

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

Condition 3 - External Materials:

Prior to commencement of the development, hereby approved, samples of all facing materials used in the external surfaces of the development, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in accordance with the details approved and maintained as such for the lifetime of the development.

Reason: To secure that the development has a satisfactory appearance.

Condition 4 - Landscaping

Landscaping: A Scheme of Soft and Hard Landscape Works shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall be designed in accordance with the approved in accordance with the approved Landscape General Arrangement (23026-GFA-A-00-DR-A-11101- Rev P.10) and include:

- Written specifications;
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- Details of all hard-surfaces, including paths, access ways, boundary treatments and parking spaces;

- A landscape maintenance and management plan for all new and retained landscape elements;
- A timetable for implementation of the soft and hard landscaping works;
- Details of wayfinding signage and heritage related information.

The Scheme of Soft and Hard Landscape Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenity and biodiversity of the site.

Condition 5 - ARCH 1:

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Condition 6 - ARCH 3:

No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post-investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post-investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition (ARCH 1).

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Condition 7 - Land contamination:

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the local planning authority:

a. Additional site investigation scheme, based on preliminary investigations already undertaken to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

b. The results of the site investigation and the detailed risk assessment referred to in (a) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

c. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete

and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179.

Condition 8 - Verification report:

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179.

Condition 9 - Previously unidentified land contamination:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179.

Condition 10 - Assessment of UXO Risk:

No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until an assessment of UXO (unexploded ordnance) risk is undertaken.

The assessment must be taken by a competent person and conform with current guidance and best practice.

Reason: To ensure that the risks from the site wide unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers, residents and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, in accordance with in accordance with National Planning Policy Framework, para 170, 174, 178 and 179.

Condition 11 - Vehicular Access:

No development shall be occupied until the vehicular access serving the development has been constructed in accordance with the approved plan.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Condition 12 - Pedestrian Accesses:

No development shall be occupied until the pedestrian accesses serving the development has been constructed in accordance with the approved plan.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Condition 13 - Parking Areas:

The development shall not be occupied until parking areas have been provided in accordance with the approved plans/details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Condition 14 - Parking Areas:

The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Condition 15 - Cycle and mobility scooter parking areas:

The development shall not be occupied until cycle and mobility scooter parking areas have been provided in accordance with the approved details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

Condition 16 - Turning space for vehicles:

The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be used for any other purpose.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Condition 17 - New estate roads:

The new estate roads shall be designed and constructed to a standard approved by the Planning Authority in accordance with Highway Authority's standards with a view to their subsequent adoption as publicly maintained highway.

Reason: In the interest of highway safety and for this benefit and convenience of the public at large.

Condition 18 - Highways matter sectional drawing:

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed roads surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with the Highway Authority.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large.

Condition 19 - Construction Environmental Management Plan:

No development shall take place, including any ground works or works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The approved plan shall set out the arrangements for managing all environmental effects of the development during the construction period and shall provide details as appropriate but not be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction (including a workers travel plan),
- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding/ temporary site security fencing,
- artificial illumination

- site illumination
- measures to manage the impact upon local air quality (including dust suppression, air pollution and odour);
- noise and vibration mitigation
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

The approved Construction Environment Management Plan shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Planning Authority.

Reason: In the interests of highway safety and the amenities of the area.

Condition 20 - EV Charging facilities:

Details of electric charging facilities, including their number, specification and location, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be implemented in accordance with the details approved prior to first use of the development, hereby approved, and retained as such thereafter for the lifetime of the development.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Condition 21 - Travel Plan:

No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport and/or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Condition 22 - Flood Risk:

The development shall be carried out in accordance with the submitted flood risk assessment (ref: 14150-CRH-ZZ-XX-RP-C-0002-P2, 19/12/23, Campbell Reith) and the following mitigation measures it details:

- Finished floor levels of the ground floor level shall be set no lower than 7.15 metres above Ordnance Datum (AOD), as detailed in Paragraph 7.4.3.
All residential accommodation shall be restricted to this level and above.
- The lower ground floor level is to be used for car parking and ancillary services only, and shall be set no lower than 4.15 metres AOD as detailed in Paragraph 7.4.4. Residential or more vulnerable uses shall not be permitted on the lower ground floor.
- Residents shall sign up to the Environment Agency's Flood Warning Service, as detailed in Paragraph 7.5.3.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and maximise the safety of future occupants in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Condition 23 - Refuse Storage:

Prior to first occupation of the development, hereby approved, the enclosed refuse and recycling storage facilities shall be provided in accordance with drawing No: 23026-GFA-ZZ-LG-DR-A-10913-P.02 Proposed Block Plan Lower Ground Floor. Thereafter, the facilities shall be retained solely for the storage of refuse and recycling in accordance with the approved plans for the lifetime of the development.

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

Condition 24 - Micro Renewables:

Details of micro renewable equipment, including their number and specification, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be implemented in accordance with the details approved prior to first use of the development, hereby approved, and retained as such thereafter for the lifetime of the development.

Reason: To provide on-site sustainable energy production to reduce the energy demands of the development.

Condition 25 - Details of play equipment: Details of the play space and any play equipment, together with a maintenance and management plan for the equipment, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the play space shall be implemented in accordance with the approved details prior to first use of the development, hereby approved. The play space shall be retained and maintained/replaced, in accordance with the approved details for the lifetime of the development. Should the equipment become damaged or dysfunctional, it shall be replaced with equipment to the same standard as approved, to the satisfaction of the Local Planning Authority.

Reason: In the interest of the provision, maintenance and retention of play facilities in accordance with adopted policy.

Condition 26 - Lighting Strategy: Prior to first occupation of the development, hereby approved, or installation of any external lighting, whichever is the sooner, a Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Strategy shall include full specifications of all external lighting, including road lighting, security lighting and illumination of any signage and shall include their level of illumination, duration, direction and any variation in brightness.

Thereafter, the scheme shall be implemented in accordance with the details approved and retained as such thereafter for the lifetime of the development.

Reason: In the interests of the amenity of the area, crime prevention and ecology.

Condition 27 - Local marketing of units: Details of the local marketing strategy for the units within the development, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. Thereafter, the development shall be marketed in accordance with the approved details and for the approved period.

Reason: In the interests of creating opportunities for the uptake of underused housing stock within the Borough and meeting local housing needs.

Condition 28 - Removal of permitted development rights:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enclosures or landscaping other than that which is expressly authorised by this permission shall be constructed or erected without first obtaining planning permission from the Local Planning Authority.

Reason: To safeguard the amenities and character of the area.

Agenda item No 9 – Shropshire Court Rockhurst Drive. Application No: 240410

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

No further updates for Members.

Agenda item No 10 – Yorkshire Court, Rockhurst Drive. Application No: 240464

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

No further updates for Members.

Agenda item No 11 – Archery Court, Willoughby Crescent. Application No: 240465

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

No further updates for Members.