

Report to: Planning Applications Committee
Date: 11 February 2025
Application No: 240535
Location: 21a Lower Road, Eastbourne
Proposal: Refurbishment and redevelopment of existing site to include change of use from B2 (General Industrial) to Class F1 (Local Community and Learning), alteration and replacement of doors and windows, installation of roof lights and solar panels, demolition and erection of replacement single storey rear extension and demolition of detached storeroom and erection of two-storey building for use as a pottery studio and ancillary residential flat over

Applicant: Mr Julian Stephens
Ward: Old Town
Recommendation: Grant planning permission with conditions subject to conditions listed in this report.

Contact Officer: **Name:** Emma Wachiuri
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IMPORTANT NOTE: This scheme is not CIL Liable.

Site Location Plan



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| 1. | Executive Summary |
| 1.1 | The application is being presented to the Planning Committee in line with the Scheme of Delegation due to the number of objections received. |
| 1.2 | The application seeks planning permission for redevelopment of the application site centred around a change of use from general industrial use to a mixed use comprising to include amendment and replacement of doors and windows, installation of roof lights and solar panels, demolition and erection of replacement single storey rear extension for use as a jewellery studio and community/meeting space and demolition of detached storeroom and erection of two-storey building for use as a pottery and residential flat over for use associated with the site. |
| 1.3 | The proposal would result in a development that would breathe new life into a currently unused and near derelict site whilst providing a unique facility for the town in a sustainable location close to transport links. |
| 1.4 | Design, impact on heritage assets, transport, access, amenity, and drainage impacts of the development are considered to be acceptable and the development is considered to provide an effective use of the land. |
| 1.5 | Merits of the scheme can be summarised as: <ul style="list-style-type: none"> • Sustainable use of an underused brownfield site within the Built-Up Area of the Borough. • Amenity improvements and high-quality architectural design. • Employment opportunities in a sustainable location. • Delivering biodiversity net gain. |
| 1.6 | <u>Design and Built Environment:</u> The proposal would make efficient use of an underused site within the built up area, with significant environmental improvements. The design of the new building would be contemporary, modern, and generally high in design quality, sympathetic to the neighbouring context. The site would be provided with some soft landscaping and ecological enhancement measures which would contribute to place-making in this location. This would carry significant positive weight in the planning balance. |
| 1.7 | <u>Social Benefits:</u> The proposal is centred around the creation of an educational and community-led development that would provide significant social benefits. It would foster community and social cohesion together with educational opportunities in the arts and crafts. This carries significant positive weight in the planning balance. |
| 1.8 | <u>Transport:</u> The proposal would promote sustainable transport means of transport |

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| | <p>including cycling whilst preventing significant impacts upon the transport network.</p> <p>This carries moderate positive weight in the planning balance.</p> |
| 1.9 | <p><u>Economic Benefits:</u> The proposal would create moderate economic benefits through local employment opportunities for those renting out workspaces, visiting students and up to 10 tutors (5 FTE posts), together with construction related employment opportunities.</p> <p>This carries moderate positive weight in the planning balance.</p> |
| 1.10 | <p><u>Sustainability:</u> The proposal would incorporate solar panels to deliver a sustainable and energy efficient form of development. It would not increase the impermeable surfacing on site and thus would not increase flood risk on site or elsewhere.</p> <p>This carries moderate positive weight in the planning balance.</p> |
| 1.11 | <p><u>Ecology and Biodiversity:</u> The development would deliver biodiversity net gain on the site, through the potted plants landscaping scheme and addition of habitats within the building in the form of bat and bird boxes.</p> <p>This would carry limited positive weight in the planning balance.</p> |
| 1.12 | <p><u>Neighbour Amenity:</u> The proposed development would increase activity within site, which would lead to some additional disturbance to neighbouring occupants.</p> <p>This would carry limited negative weight in the planning balance.</p> |
| 1.13 | <p>The application accords with national and local planning policy and is recommended for approval, subject to conditions.</p> |

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| 2. | Relevant Planning Policies |
| 2.1 | <p><u>National Planning Policy Framework:</u></p> <ul style="list-style-type: none"> 2. Achieving sustainable development 4. Decision making 5. Delivering a sufficient supply of homes 6. Building a strong, competitive economy 8. Promoting healthy and safe communities 9. Promoting sustainable transport 11. Making effective use of land 12. Achieving well-designed places |

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| | <p>14. Meeting the challenge of climate change, flooding, and coastal change</p> <p>15. Conserving and enhancing the natural environment</p> <p>16. Conserving and enhancing the historic environment.</p> |
| 2.2 | <p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution</p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C4: Old Town Neighbourhood Policy</p> <p>D1: Sustainable Development</p> <p>D2: Economy</p> <p>D5: Housing</p> <p>D8: Sustainable Travel</p> <p>D9: Natural Environment</p> <p>D10: Historic Environment</p> <p>D10a: Design.</p> |
| 2.3 | <p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>NE4: Sustainable Drainage Systems</p> <p>NE14: Source Protection Zone</p> <p>NE18: Noise</p> <p>NE28: Environmental Amenity</p> <p>UHT1: Design of New Development</p> <p>UHT2: Height of Buildings</p> <p>UHT4: Visual Amenity</p> <p>UHT5: Protecting Walls/Landscape Features</p> <p>UHT7: Landscaping</p> <p>UHT15: Protection of Conservation Areas</p> <p>UHT18: Buildings of Local Interest</p> <p>US3: Infrastructure Services for Foul Sewage and Surface Water Disposal</p> <p>HO2: Predominantly Residential Areas</p> <p>HO9: Conversions and Change of Use</p> <p>HO20: Residential Amenity</p> <p>TR2: Travel Demands</p> <p>TR6: Facilities for Cyclists</p> <p>TR11: Car Parking.</p> |
| 2.4 | <p><u>Eastbourne Employment Land Local Plan (ELLP- adopted 2016):</u></p> <p>Policy EL1 – Economy and Employment Land.</p> |
| 2.5 | <p><u>Supplementary Planning Documents and other relevant guidance:</u></p> <p>Sustainable Building Design SPD</p> <p>Sustainability in Development</p> |

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| | <p>Local Employment and Training Local Employment and Training SPD EBC Sustainability in Development TAN EBC Biodiversity Net Gain TAN EBC Electric Vehicle Charging Points TAN.</p> |
| 2.6 | <p><u>Other Guidance:</u> National Design Guidance The Technical housing standards – nationally described space standard (2015). Building for life BRE Daylight Assessment.</p> |

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| 3. | Site Description |
| 3.1 | <p>The site is located to the south side of Lower Road and the buildings to the site consist of the original blacksmiths workshop building (Forge), which is constructed in flint with red and grey brick details to quoins and other details. The roof is finished in natural slate. Windows are single glazed in timber with internal steel bars. This building incorporates some original features including an ornate timber barge board to the east gable and first floor cantilevered beam over (formally used as a hoist). There is a prominent tall brick chimney stack with an extended clay pot.</p> <p>The adjoining lean-to building to the southern end of the blacksmiths is in a state of disrepair with sections of roof under collapse and the rear wall is leaning.</p> <p>The outbuilding to the south-east side of the site is also in masonry but with vertical tile hanging to the upper gable wall. The store and office to the east side of the site is of much later construction built in brick with a flat roof.</p> <p>The land raises slightly to the north and is bounded to all sides by the external brick walls to the various buildings. On the east side of the site is a two-storey flank elevation to no. 21 Lower Road, which is finished in render. There are no trees and shrubs within the site and the ground is finished in concrete.</p> |
| 3.2 | <p>The existing land consists of approximately 0.087 acres and is currently vacant. The site was formally used as premises for a metal fabrication company and recently woodwork.</p> |
| 3.3 | <p>A small part of the rear of the site is located within the designated Old Town Conservation Area, but no buildings present on site are statutorily listed.</p> |

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| | However, the Forge building is a Building of Local Interest. Motcombe Farmhouse, located over 10m further to the south-west of the site, is a Grade II Listed Building. |
| 3.4 | This location is in flood zone 1 – Low risk of flooding. |
| 3.5 | <u>Site Constraints:</u> Predominantly Residential Area Building of Local Interest Old Town Conservation Area Source Protection Zone. |

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| 4. | Proposed Development |
| 4.1 | Refurbishment and redevelopment of existing site to include amendment and replacement of doors and windows, installation of roof lights and solar panels, demolition and erection of replacement single storey rear extension and demolition of detached storeroom and erection of two-storey building for use as a pottery and residential flat over for use associated with the site. |
| 4.2 | During the course of the application and at officer's request the upper levels of the proposed new storey building have been set back and so as not to project beyond no.21 Lower Road. The proposed materials to the new two storey building would include red-brick at ground floor and metal cladding at first floor and roof. The appearance of the existing buildings to be retained will be maintained but with openings and doorways infilled with new metal framed windows and doors. |
| 4.3 | The proposal also includes incorporation of rooflights and solar panels to the roofs of all the buildings. |
| 4.4 | External lighting in the form of low-level wall mounted LED downlighters would be provided. All windows including the rooflights will be provided with blinds to prevent light spill. |
| 4.5 | With regards to ventilation/extraction, the pottery studio will have a small kiln with kiln specific low output ventilation with a dust filter to be fitted with a small diameter vent pipe discharging via a vent to the south elevation There will also be a whole room extractor fan to the same location (like a domestic Kitchen extract). |
| 4.6 | The applicant states that the site will primarily be used for the production of items of jewellery by individual designer makers and for the teaching of jewellery making. |

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| | <p>The teaching element aim will be to provide daytime courses and evening classes specializing in traditional Arts and Crafts.</p> <p>This will be achieved through the creation of four teaching spaces that will provide space for classes in jewellery making, silversmithing and pottery, the fourth space being a community space with flexibility to allow teaching of crafts that do not require a specialized workshop.</p> <p>This space will also be used for after school art clubs, exhibitions and events.</p> <p>It is also proposed to run a City and Guilds program for jewellery making providing day release skills development for trainee jewellers in the region.</p> <p>The maximum number of those using the facility at any one time is estimated as 24. In addition, it is anticipated that the facility will provide employment for up to 10 tutors.</p> |
| 4.7 | <p>Hand tools will be mostly used throughout the jewellery studio, community room and pottery.</p> <p>The pottery will include 3 potters' wheels, two kilns.</p> <p>The machine room will include 2 bench presses, metal spinning lathe with extraction, wood turning lathe with extraction, linisher with extraction, fly press, polishing motor and braising hearth with extraction.</p> <p>The buildings once renovated will provide training space and additional workspace for approximately six jewellers, silversmiths and a potter.</p> <p>The agent has confirmed that the area at ground floor of the blacksmith building marked as sales area is not a retail space but a small showroom space for the jewellery studio and any visits will be by appointment only.</p> |
| 4.8 | <p>No on-site car parking is being provided but the front yard will provide space for deliveries.</p> <p>Cycle store is proposed within the front yard but details of the facility or the number of spaces to be provided have not been submitted with this application. The applicant has advised within the submission that the students will be encouraged to use public transport, walk or cycle to classes.</p> |

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| 5. | Relevant Planning History: |
| 5.1 | None. |

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| 6. | Consultations: |
| 6.1 | <p><u>East Sussex Highways:</u></p> <p>On this occasion I do not consider it necessary to provide formal Highway Authority comments and advise you to consult the minor planning application guidance (2017).</p> |

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| 6.2 | <p><u>Specialist Advisor (Environmental Health):</u> Awaiting comments.</p> |
| 6.3 | <p><u>Specialist Advisor (Planning Policy):</u> No response received.</p> |
| 6.4 | <p><u>Specialist Advisor (Conservation):</u></p> <p>This application seeks permission to undertake major works at this former commercial site, currently empty and unused, located on a residential street in Eastbourne Old Town, the rear wall of which sits at the edge of the Old Town Conservation Area.</p> <p>The site comprises a number of buildings, mostly characterful, and all unlisted and in poor condition, organised around a central courtyard area accessed behind gates.</p> <p>The site sits in the middle of a quiet road otherwise given over to housing, with property dating back to the late C19th/ early C20th.</p> <p>The application is animated by an overarching ambition to bring the site back to life as a working arts and craft centre, providing dedicated workspace for existing practitioners and training areas for those looking to become practitioners, specifically silversmiths and potters. The intention is to run a mixture of studios and day and evening programmes, including qualification options, with a broader mix of family and community activity and events happening at a dedicated upgraded space to the rear of the premises.</p> <p>The new owner of the site has developed comparable provision elsewhere and hopes that this site can operate successfully too. In order for his vision to be realised, however, significant work is required, involving the refurbishment and complete remodelling of most buildings on site, and with the demolition of one existing store. This is an unremarkable structure, of no historic or architectural interest, which sits at the edge of the premises bordering Lower Road, and its passing creates no major concern.</p> <p>The intention is to replace it with a brand new two-storey building containing a pottery studio, with accommodation above for visiting tutors. The design of this new building is unashamedly contemporary, which is both welcome and unproblematic. Fortunately, the structure proposed works well in this context and will be a good neighbour to its more traditional neighbours, marking the beginning of a new era with a confident, but not brash, expression of modernity. The combination of brick and zinc panelling as surface materials, as suggested in the indicative mood board, is appropriate and enhancing of the overall presentation of the site. Conditions will need to be applied in both cases to secure more specific information and as a means of safeguarding the appearance of the site.</p> <p>All other buildings on site will remain, but with substantial interventions to render them safe, usable and effective. The area identified as benefitting from most significant redevelopment is the prominent and distinctive blacksmiths building to the east of the site, which will be refitted to allow</p> |

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| | <p>for two active floors, allowing for workstations upstairs and a jewellery studio below. This will involve major internal reordering as well as significant adaptation to the exterior, including the installation of new windows and doors, and the introduction of roof lights and solar panels. The roof lights will need to be conservation models, and the panels will need to be organised in such a way as to minimise impact, but, in principle, both are acceptable and can be handled by the application of appropriate conditionality. The ‘crittall style’ fenestration proposed on the mood board is commended and the detail of what goes in where can also be handled by condition. I am less keen on the more ornate door design, however, and would prefer that the predominant industrial aesthetic is used throughout. I gather this was the original intention and strongly commend reverting to that earlier interpretation.</p> <p>The glazing proposed for the community area to the rear of the site is an attractive element that adds texture and visual interest but will also need detailing through the imposition of a condition.</p> <p>Overall, this is an exciting application that will breathe new life into a currently unused and near derelict site whilst providing a unique facility for the town. It honours its commercial and artisanal roots in a conspicuously contemporary way, whilst also conferring broader community benefit through the provision of dedicated space for more informal activity for families living in this neighbourhood.</p> <p>Renovation projects of this kind, and of this quality, on complex sites such as this, are rare and should be cherished.</p> <p>I would like to commend the ambition of this application, and do not wish to register an objection.</p> <p>Summary: No objection raised subject to conditions for all new windows, doors and rooflights, plus the surface materials being used for the new building and the glazing for the new community area.</p> |
| 6.5 | <p><u>Southern Water:</u> No response received.</p> |
| 6.6 | <p><u>SUDS:</u> Unfortunately, the LLFA is unable to respond to minor applications at this time unless the Planning Officer deems there to be a significant flood risk arising from this proposal.</p> |
| 6.7 | <p><u>CIL Consultations:</u> No response received.</p> |
| 6.8 | <p><u>Conservation Advisory Group:</u> The Group welcomed this as an ambitious application that brought an unused site back into use. The feeling was that it preserved the character and appearance of the conservation area, successfully fusing a more contemporary approach to the new building on a traditional working site, although some group members expressed concerns about the forward positioning of the new building and the organisation of the solar panels</p> |

and roof lights. The Senior Conservation Officer was requested to liaise with the agent and applicant on these points of detail.

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| 7. | Other Representations: |
| 7.1 | <p><u>Notification:</u> Notification of this application has been undertaken in the form of:</p> <ul style="list-style-type: none">a. neighbour notification letters;b. site notices displayed in roads neighbouring the site. |
| 7.2 | <p><u>Neighbour Representations:</u> 33 letters of objection, 21 supporting comments and 3 neutral comments have been received. The objections raise the following concerns based upon material planning grounds:</p> <ul style="list-style-type: none">• Additional noise and activity after usual business hours of 8am to 6pm• Hours of business incompatible with residential area• Noise from mechanical extraction to the kiln• Odour pollution not clear• Loss of light to the houses opposite that are south facing and adjacent houses• Light pollution, lighting scheme details not available• Loss of privacy• Proposed metal cladding is out of character• Future use of the ancillary flat• Inadequate parking provision given the hours of opening of 8am to 9pm and numbers of staff and student on site• Road safety due to lack of turning space for deliveries when street parking is full• Lack of turning space on site• Lack of disabled parking space on site• Pitched roof, increasing the height of the building would be obtrusive• New building extends forward of the existing terrace properties• New building will overshadow the historic building• Overdevelopment of site due to increase in scale and volume of the physical site• More measures to enhance biodiversity needed <p><u>Supporting/Neutral comments:</u></p> <ul style="list-style-type: none">• Preservation of a historic building |

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| | <ul style="list-style-type: none"> • Development would provide a valuable community hub/resource. • Having the business operational would improve the security for the area • Bring back vacant site to use will add to vibrancy of the area • Creative classes in the local area are an added benefit in support of creative jobs • Support of local employment and small business opportunities • Proposed use will have low-impact in terms of noise and pollution • Being close to the station and easy access to public transport, parking will not be a problem • Proposal is an improvement to the dilapidated state of the site now • Additional construction is complimentary and sympathetic to the existing older structure • Fire safety (Office response: This is a matter to be addressed by Building Control under Building Regulations legislation) <p><u>Non-planning considerations:</u></p> <ul style="list-style-type: none"> • Loss of a view • Loss of property value • Construction noise • Road repair after works is completed • Damp issue of neighbouring property. |
| 7.3 | <p><u>Other Representations:</u> None.</p> |

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| 8. | Appraisal: |
| 8.1 | <p><u>Principle:</u> The site was formally used for general industrial works as a metal fabrication falling within the B2 (General Industrial) use class and recently for woodworking.</p> <p>Officers have had regard to the provisions of the Development Plan as a whole and, in particular, policy BI 1 of the Eastbourne Borough Plan 2003. This seeks to retain B2 units together with [former] B1 and B8 uses, with the main objective being to retain the employment opportunities associated with these uses. There is some conflict with this policy, given that the established B2 use would be lost. However, taking account of Policy D2 of the Core Strategy D2 (Economy), it is noted that this site does neither forms part of an established industrial estate, nor does it provide any significant opportunities for employment currently.</p> |

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| | <p>Conversely the proposed scheme regenerates additional employment opportunities through intensification and improvement of the offerings of the site. Therefore, the loss of the B2 use is considered acceptable in principle, given that this proposal would provide an intensified employment generating use.</p> <p>As such, there is no principal conflict with the Development Plan when taken as a whole and the application falls to be considered against other detailed policies.</p> |
| 8.2 | <p><u>Design, Character and Impact Upon Landscape:</u> Para. 139 of the NPPF states that ‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.’</p> <p>The site comprises a number of buildings, mostly characterful, and all unlisted and in poor condition, organised around a central courtyard area accessed behind gates.</p> <p>The site sits in the middle of a quiet road otherwise given over to housing, with property dating back to the late C19th/ early C20th.</p> <p>The proposal involves the refurbishment and complete remodelling of most buildings on site, and with the demolition of one existing store. This store is an unremarkable structure, of no historic or architectural interest, which sits at the edge of the premises bordering Lower Road, and its passing creates no major concern. The demolished store would be replaced with a brand new two-storey building constructed in combination of brick and zinc panelling as surface materials. The façade of the original blacksmith building will be unaffected apart from improvements such as new metal frame window and doors.</p> <p>The Local Authority’s Conservation Officer was consulted, and they have advised that the design of this new building is unashamedly contemporary, which is both welcome and unproblematic. They consider that the proposed structure works well and will be a good neighbour to its more traditional neighbours. The combination of brick and zinc panelling as surface materials is appropriate and enhancing of the overall presentation of the site. Conditions will need to be applied in both cases to secure more specific information and as a means of safeguarding the appearance of the site.</p> <p>With regards to scale, the proposed new two storey building would not be taller than the adjacent residential property 21 Lower Road and is thus not considered to harm the character of the street scene.</p> |
| 8.3 | <p><u>Impact Upon Heritage Assets:</u> A small part of the rear of the site is located within the Old Town Conservation Area, but none of the buildings are statutorily listed.</p> |

However, the Forge building is a building of local interest, and the site abuts Old Town Conservation Area to the south and Motcombe Farm House located over 10m further to the south-west of the site is a Grade II Listed Building.

Policy D10a of the Core Strategy Local Plan states that new development will be expected to contribute to local distinctiveness and sense of place and be appropriate and sympathetic to its setting in terms of scale, height, massing and density and its relationship to adjoining buildings and landscape features.

The proposed development would be screened from the conservation areas by the surrounding buildings. Given this relationship and the separation distances and, taking the above into account, together with the considerations in the planning balance, it is not considered that the relationship of the proposed development to the nearby heritage assets would have a significant impact to warrant refusal of planning permission when arriving at a balanced decision, taking account of the benefits delivered.

The Local Authority's Conservation Officer was consulted, and they raised no adverse comments but are in support of the application subject to conditions for all new windows, doors and rooflights, plus the surface materials being used for the new building and the glazing for the new community area.

The proposal is not considered to have a negative impact upon heritage assets.

8.4 Living standards for future occupants

The proposal would involve the provision of an ancillary of an ancillary residential flat for visiting lecturers. The flat would provide an internal floor area of 37 sqm.

Para. 126 of the National Design Guide (2019) states that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.'

The Technical housing standards – nationally described space standard (2015) defines minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy. The proposed one bed residential flat would have a gross internal floor area of 37sqm which meets the minimum GIA requirement as defined in space standards.

All habitable rooms within the proposed dwellings would be served by clear glazed windows allowing access to good levels of natural light as well as providing natural ventilation to the dwelling interior. The layout of the dwelling is considered to be clear and uncluttered, with rooms of an

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| | <p>awkward size or shape being avoided, allowing for a good level of adaptability and functionality within the dwelling.</p> <p>It is considered that the occupants of the proposed flat would be provided with suitable accommodation.</p> |
| 8.5 | <p><u>Transport and Parking:</u> There will be no specific on-site parking provision, but the site would incorporate provision of an area for deliveries.</p> <p>Cycle spaces will be provided within the front yard, however details of the cycle store have not been provided with this application, but these can be sought via a planning condition. According to the ESCC Parking standards, based on the proposed uses and floorspace a minimum of 8no. cycle spaces would be required for the proposed development. This can be sought and secured via a planning condition.</p> <p>The site is within walking distance and easy access to public transport options, including Eastbourne railway station, which is 0.9 mile (about 20 minutes) walk away.</p> <p>The local highway authority has been consulted as part of the application process and they have raised no objection to the proposal.</p> |
| 8.6 | <p><u>Residential Amenity:</u> Relevant policy: Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 135 of the NPPF. The site current lawful use is as light industrial/commercial premises.</p> <p>The adjacent properties no. 21 to the east and 23 to the west and Motcombe Lodge to the south are the nearest and the most likely to be affected by the proposed works particularly the new building and the extraction ducts/vents by reason of noise and air pollution. Nos. 21 and 23 Lower Road do not have any side facing windows on their flank elevations.</p> <p>During the course of the application and at officers' request, the proposed new dwelling has been amended by setting back the front elevation at first floor level to ensure it does not project forward of no.21 Lower Road.</p> <p>Given the scale and massing of the development, the orientation, relationship and separation distances, the proposal is not considered to harm the residential amenities of adjacent occupiers by reason of loss of daylight/sunlight, loss of outlook, loss of privacy nor dominance.</p> <p><u>Light pollution:</u> The submitted lighting statement states that external LED downlighters would be provided. All windows will be provided with blinds and the</p> |

proposed rooflights will be provided with black out blinds to prevent light spill.

The proposed external lighting as shown on drawing 11260-08G would be directed to the courtyard and side access between the site and no.23 Lower Road and thus the proposal is unlikely to result light overspill or light pollution over and beyond that of the street lighting along the neighbouring streets. To control noise and disturbance on adjoining residential properties, it is considered that a planning condition controlling the hours of use would appropriately address this issue.

Hours of opening:

The applicant is proposing the following hours of use:

Monday to Friday - 8am to 9pm

The aim of the proposed scheme is for the production of items of jewellery by individual designer makers and for the teaching of jewellery making.

The teaching element aim will be to provide daytime courses and evening classes specializing in traditional Arts and Crafts.

The proposed employees are 1-fulltime and 10-part time (equivalent of 5-full-time).

Officers will seek to restrict the hours and to secure this by condition.

Noise and Air Pollution:

According to the submitted noise impact assessment, the proposed development would introduce noise sources from hand in the machine shop and jewellery studio, extraction to the machine shop and pottery and low-level mechanical extraction to toilets and shower rooms. The mechanical extraction would face inward to the courtyard or via the roof to avoid creating a nuisance for the surrounding/adjoining properties.

The applicant has confirmed that the pottery studio will have a small kiln (not an industrial sized kiln). Kiln specific low output ventilation with a dust filter will be fitted with a small diameter vent pipe discharging via a vent to the south elevation as marked-up on proposed elevation drawing. There will also be a whole room extractor fan to the same location. The adjacent neighbouring property no.21 Lower Road is separated by a high gable wall with no windows so there will be no effect on neighbours in terms of the low-level of extracted air or noise.

The Local Authority's Environmental Health department has been consulted on the application but at the time of writing this report no comments had been received. This matter would be addressed prior to the grant of any approval.

8.7

Flooding and Drainage:

This location is in flood zone 1.

Given the nature of the development, the proposal would not lead to an increase in impermeable surfaces and thus not considered likely to increase the risk of surface water flooding on site or elsewhere.

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| | <p>Foul and surface water from the property is currently connected to the public sewer. Mains drainage is considered to be acceptable for this development. A condition can be added to prevent surface water discharge to neighbouring land.</p> |
| 8.8 | <p><u>Ecology and Biodiversity:</u> Given the nature and scale the development is subject to the de minimis exemption (development below the threshold) from the 10% BNG requirement.</p> <p>Planting in pots to attract insects is being proposed as there is limited space for landscaping within the site. In addition, ecological enhancement measures such as bird and bat boxes are also being proposed and details of which can be sought and secured via a planning condition in any given approval.</p> |
| 8.9 | <p><u>Sustainability:</u> Sustainable design and development is at the heart of the Eastbourne Core Strategy Local Plan. Policy D1 sets out the high-level strategic policy against which all proposals will be assessed. It requires that all new development is sustainable, well designed and constructed and demonstrate that it has taken account of the principles of sustainable development.</p> <p>The site is in a sustainable location. The site is located within the Old Town Neighbourhood, which is considered one of the most sustainable neighbourhoods in the Borough. The site is well served in terms of public transport, amenities and public services with Eastbourne train station and the town centre just a short walk from the site.</p> <p>The site is served by a number of bus routes in the vicinity.</p> <p>The submitted site plan indicates that the proposed units would be provided with solar PV panels. These would be secured by way of condition.</p> <p>A condition would be attached to any approval to ensure that the scheme is provided with an electric cycle charging point, in line with ESCC Highway Authority's Guidance on Parking at New Developments.</p> |
| 8.10 | <p><u>Planning Obligations:</u> None.</p> |
| 8.11 | <p><u>Human Rights Implications:</u> 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.</p> |

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| 8.12 | <p><u>Conclusions:</u> The application is considered acceptable in principle and is compliant with the Local Plan policies and the NPPF.</p> |
| 9. | Recommendations |
| 9.1 | It is recommended that the application is approved subject to appropriate conditions that are listed below. |
| 10. | Conditions: |
| 10.1 | <p><u>Time Limit:</u> The development hereby permitted shall be begun before the expiration of three years from the date of permission.</p> <p>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).</p> |
| 10.2 | <p><u>Approved Plans:</u> The development hereby permitted shall be carried out in accordance with the following approved drawings:</p> <ul style="list-style-type: none"> - Drawing: Location Plan - Drawing: 11260-01 Block Plan - Drawing: 11260-08G Proposed GF plan - Drawing: 11260-09D Proposed FF plan - Drawing: 11260-10F Proposed elevations coloured - Drawing: 11260-11B Proposed roof plan - Drawing: 11260-12A Proposed sections - Drawing: 11260-13A proposed SF plan <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p> |
| 10.3 | <p><u>Demolition Construction and Environmental Management Plan (DCEMP):</u> Prior to commencement of development, including any ground and demolition works, a Demolition Construction and Environmental Management Plan (DCEMP) shall be 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 demolition/construction period. The Plan shall provide details as appropriate, which shall address but not be restricted to the following matters:</p> <ul style="list-style-type: none"> • protection of ground water sources throughout the demolition and construction phases; • sequence and schedule of demolition phases; • the anticipated number, frequency and types of vehicles used during development; |

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| | <ul style="list-style-type: none"> • the method of access and egress and routing of vehicles during development; • parking of vehicles by site operatives and visitors; • loading and unloading of plant, materials and waste; • method of removing material from the site, including special measures for hazardous material; • times of any deliveries related to the development, which should avoid peak travel times; • photographic survey of the condition of the surrounding highway; • storage of plant and materials, • erection and maintenance of any security hoarding; • provision and operation of wheel washing facilities or any other works required to mitigate the impact of development upon the public highway (including the provision of temporary Traffic Regulation Orders); • measures to manage the impact upon local air quality; • air quality monitoring; • confirmation of no burning of materials on site; • operating hours; • anticipated timescales for completion of the works; • measures to manage flood risk during construction; and • public notification, including site notices with public contact details during the works. <p>Prior to submission of the DCEMP, the applicant shall first make contact with ESCC Highways to ensure their agreement with the submitted details.</p> <p>Reason: In the interests of highway safety and the amenities of the area.</p> |
| 10.4 | <p><u>Materials:</u> Samples of all facing materials used in the external surfaces of the new building, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement and shall thereafter be implemented in accordance with the details approved and maintained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: To secure that the development has a satisfactory appearance.</p> |
| 10.5 | <p><u>External Window and Door Details:</u> Prior to the commencement of the works hereby permitted, details of all new external window and door joinery and/or metal framed glazing, rooflights and the glazing for the new community area shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:20 (including sections through glazing bars and meeting bars), to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, and details of final finish (including colour). The works shall thereafter be carried out in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.</p> |

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| | <p>Reason: In the interests of preserving the character and appearance of the building and its setting.</p> |
| 10.6 | <p><u>Landscaping:</u> The site shall be landscaped strictly in accordance with the approved Landscape Plan (Ref: 11260-08G Proposed GF plan) in the first planting season after completion or first occupation of the development, whichever is the sooner.</p> <p>Any new plant(s) that die(s) are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, 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 agreed otherwise with the Local Planning Authority.</p> <p>Reason: To safeguard and enhance the character, amenity, and biodiversity of the site.</p> |
| 10.7 | <p><u>Rooflights- Conservation style:</u> All rooflights hereby permitted shall be conservation style rooflights set as flush as practicable within the roof slope.</p> <p>Reason: To ensure the development preserves the character and appearance of the area including adjacent Old Town Conservation Area.</p> |
| 10.8 | <p><u>Blinds to rooflights:</u> Prior to first occupation or use of the development hereby permitted, black out blinds to the proposed rooflights shall be fully implemented in accordance with the lighting assessment statement reference TW/11260 by John D Clarke Architects and retained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To mitigate the impact of light from the proposed rooflights and to protect the amenity of neighbouring residents.</p> |
| 10.9 | <p><u>Cycle Parking:</u> Details of secure and covered cycle parking facilities for at least 8no. 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.</p> <p>Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.</p> |

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| 10.10 | <p><u>Cycle e-charging points:</u> Details of electric cycle charging facilities, including their number, specification, and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. 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.</p> <p>Reason: To provide sustainable travel options in accordance with current sustainable transport policies.</p> |
| 10.11 | <p><u>Hours of Opening:</u> The use, hereby approved, shall only operate within the following hours:</p> <ul style="list-style-type: none"> • 08:00-21:00 - Monday to Saturday; • not at all on Sundays Bank or Public Holidays. <p>Reason: In the interest of environmental, residential and visual amenities in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.</p> |
| 10.12 | <p><u>Noise- vent/extraction:</u> No development shall take place before a scheme detailing all plant, machinery, chimneys, ducting, filters, or extraction vents to be used in connection with the use have been submitted to, and approved in writing by, the local planning authority. the scheme shall be implemented prior to the use commencing and be so retained.</p> <p>Reason: In the interest of environmental, residential and visual amenities in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.</p> |
| 10.13 | <p><u>Sustainability Measures:</u> The proposed development shall not be occupied until full details of all renewable/carbon saving/energy and water efficiency measures to be incorporated into the scheme have been submitted to and approved by the Local Planning Authority. All measures approved shall thereafter be provided prior to the occupation of any dwelling and maintained in place thereafter throughout the lifetime of the development.</p> <p>Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 157 of the NPPF.</p> |
| 10.14 | <p><u>Bird and Bat Boxes:</u> Prior to occupation of the development, hereby approved, details of biodiversity enhancements (a minimum of two bird boxes and two bat boxes on the buildings) to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.</p> |

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| | <p>Development shall subsequently proceed in accordance with any such approved details and installed prior to occupation. Once installed the bird box and bat boxes shall thereafter be retained in perpetuity.</p> <p>Reason: To enhance biodiversity on the site.</p> |
| 10.15 | <p><u>Ancillary Flat:</u> The use of the flat, hereby approved, shall only be ancillary to the main approved use and at no time shall it be used for separate residential accommodation or for commercial use.</p> <p>Reason: In order to comply with the terms of the application and to ensure that a separate use does not commence which may impact upon the amenities of the site and surrounding area and to protect the amenity of future occupiers.</p> |
| 10.16 | <p><u>Ground water source protection:</u> Prior to commencement of development, hereby approved, a methodology for protecting ground water sources throughout the construction phases shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved methodology.</p> <p>Reason: The site falls within a Source Protection Zone, which requires that ground water is protected from contamination.</p> |

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| 11. | Appendices |
| 11.1 | None. |
| 12. | Background Papers |
| 12.1 | None. |