

<b>App.No:</b> 150352 (RMT)	<b>Decision Due Date:</b> 22 June 2015	<b>Ward:</b> Sovereign
<b>Officer:</b> Leigh Palmer	<b>Site visit date:</b>	<b>Type:</b> Reserved Matters
<b>Site Notice(s) Expiry date: 20/05/15</b>		
<b>Neighbour Con Expiry: 20/05/15</b>		
<b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason: Due to Committee Cycle</b>		
<b>Location:</b> Site 5, Pacific Drive, Eastbourne		
<b>Proposal:</b> Application for approval or reserved matters following outline approval (130002).		
<b>Applicant:</b> Ms Tracy Reid		
<b>Recommendation:</b> Approve		

### **Executive Summary:**

It has long been recognised that the completion of the Sovereign Harbour development is long overdue and that the area is missing the social and economic infrastructure that is required for it to become a sustainable location.

The community centre, funding for which will be secured through the S.106 agreement, will provide the social infrastructure required to enable Sovereign Harbour to become a sustainable community.

Therefore the proposed community centre for Site 5 are considered acceptable in principle and the detailed design, layout and appearance is considered appropriate for the site and surrounding area.

### **Relevant Planning Policies:**

**The Sovereign Harbour Supplementary Planning Document (SPD) (adopted 2013)** is considered to be relevant to the determination of this application.

### **Eastbourne Core Strategy Policy**

Eastbourne Core Strategy Local Plan 2006-2027

B1Spatial Development Strategy and Distribution Sustainable Centre

C14 Sovereign Harbour Neighbourhood Policy

**Borough Plan Policies**

Eastbourne Borough Plan 2001-2011  
NE16 Dev within 250m of former landfill site  
SH7 District Local and Neighbourhood Centres  
UHT8 Protection of Amenity Space  
US5 Tidal Flood Risk

**Environment Agency Flood Defence**

Areas Benefiting from Defences

**Site Description:**

Site 5 is located in the central area of Sovereign Harbour to the north of the Yacht Club. The southern part of the site was formally occupied by the Sovereign Harbour Limited (SHL) site offices, the northern part forms part of the Harbour car park area that is publicly accessible. The site includes a frontage to Harbour Quay that looks onto the gable ends and boundary walls of the residential properties opposite the site. Just to the south of the site on the opposite side of Harbour Quay is the Yacht Club. To the north of the site is a large shingle mound that is used for incidental recreation and dog walking.

The site is prominent location in the large scale open space of the car park against an equally large scale backdrop of the shingle mound.

The existing housing is of traditional design but is arranged with blank gables and perimeter walls onto Harbour Quay, so there is no active street frontage. The Yacht Club is a modern style structure which along with the adjacent apartment block marks the start of the Harbour centre, with the apartment block being of a larger scale than the residential area. On the western side of Harbour Quay, in the area that forms the setting for the site, the character is dominated by the car parks to the west and the shingle mound to the north.

The site is well located and accessible for Harbour residents, by foot and cycle, and also from the proposed bus link. It will also benefit from the proximity of both the Harbour and Retail Park car parks. Its location reduces the need to provide on-site parking.

**Relevant Planning History:**

There has been significant planning history for Sovereign Harbour with the most relevant application being:-

131002 Outline planning permission for the development of sites 1, 4, 5, 6, 7 and 8 at Sovereign Harbour, Eastbourne:

Site 1 - up to 72 dwellings and access s  
Site 4 - Commercial and employment uses (A1-A5 3,200sqm)(B1, C1 and D13,600sqm)  
Site 5 - Community use (800sqm)  
Site 6 - Employment and office uses (B1 up to 15,000sqm)  
Site 7 - Mix of employment uses (B1 6,700sqm) (C1 & C2 up to 5,500sqm)(D1 up to 200sqm), up to 70 dwellings and open space

Granted Outline Permission December 2014

**Proposed development:**

This application relates to the reserved matter details following the Outline Approval (Dec 14) for a number of development sites around Sovereign Harbour and specifically proposed details in connection with the Community Centre on Site 5.

The community centre will be a two storey building of approximately 900 Sqm, consisting of a large main hall which is double height space, a smaller hall, storage spaces, a kitchen, two meeting rooms, a plant room, office and reception.

The building is single and two storey in height under flat roof with exterior materials to include facing brick and render to main walls incorporating flint feature walls. The scheme does not have any external plant and machinery and is to be naturally ventilated.

The external area consists of a secure garden, a small car park for three spaces including one disabled space, refuse store, and parking for delivery vehicles. The scheme also proposes 18 cycle storage spaces.

The proposed building and plot has been designed to be fully accessible throughout with the access to the building on the SW corner and the vehicular access direct from Harbour Quay

The application within the D&A state that the proposed hours of operation are to be 07:00 – 22:00 hours every day. Whilst not being too prescriptive the supporting information outlines the ranges and types of activities that could utilise this accommodation and these are typical community centre type uses. Of particular note is the potential for a kitchen to facilitate lunch clubs for up to 80 people and wedding/receptions for up to 180 guests.

The proposed finished floor layout is to be sited 600mm out of the ground to overcome/mitigate any flood risk issue.

## **Consultations:**

### Internal:

**Specialist Advisor (Planning Policy)** The application site is located within the Sovereign Harbour neighbourhood, as identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013).

The application is for the approval of reserved matters relating to the development of a community centre with associated car parking and landscaping. An outline application was approved as part of application 131002 in December 2014. The application conforms with the parameter plans approved as part of the outline application.

The proposal is supported by Core Strategy Policy C14: Sovereign Harbour Neighbourhood Policy states that the vision for Sovereign Harbour will be promoted by a number of measures, including developing community facilities in order to meet the needs of local residents.

The Sovereign Harbour Supplementary Planning Document (SPD) (adopted 2013) is a material planning consideration in the determination of this application. It is considered that this application conforms with the guidance contained in the SPD. It is understood that the building has been designed (both internally and externally) in full consultation with the Sovereign Harbour Community Association and Wave Leisure to ensure the facility works operationally.

Overall, the proposal is consistent with the outline application and the Sovereign Harbour SPD, and is fully supported by planning policy.

### External:

**Bespoke:** - Vehicle access would cut across cycle route and thereby creating conflict with users; cycle way in this location is unsegregated and may cause conflict between pedestrians and cyclists; Refuse area and boundary walls would conflict with views of cyclist and thereby creating a hazard; 'Sheffield Hoop' cycle stands shall be used. **Officer Response:**-The scheme layout has been amended to overcome/mitigate their concerns over visibility.

**Southern Water Services Ltd.** No comments to make

**Environment Agency:-** No comments received

**Sovereign Harbour Residents Association :-** No comments received

**Highways ESCC** No comment received

### Neighbour Representations:

3 Comments have been received and cover the following points:

- At last the community centre is becoming a reality
- Having a community centre with rooms of varying sizes will enable residents to have access to a variety of interests/pastimes and create a sense of

belonging

-Sussex Flint in the wall detailing is to be welcomed

### **Appraisal:**

**Principle:-** The principle of this site for/as a community centre has been established by way of the Outline Approval and as such there are no objections to the site being suitable and appropriate in principle.

The application proposes a community centre which will be a maximum of 2 storey in height, this is consistent with the requirements of the Sovereign Harbour SPD.

**Access and Parking:-** The location of the site between the North and South Harbours make it an accessible location for all Harbour residents. It is also on the edge of the central area of the Harbour with its marine uses, cafes and restaurants at The Waterfront and link to the Retail Park.

The site is also easily accessible from both the Harbour parking area that it sits in and the Retail Park parking area to the west. Given the availability and extent of parking in the area the on-site parking is kept to a minimum (3 spaces including disabled and cycle provision). It is considered that this level of parking is appropriate as the nature of this development will attract people predominantly from the local area and therefore it is expected that they will mainly walk/cycle as the Harbour is all within walking/cycling distance of the site.

**Scale and Design:-** The proposed building falls within the parameters of the of the approved SPD and also the outline consent. Notwithstanding this is it considered that the proposed scale of the building is such that it would create a sense of civic scale which is considered important for this community building which will become the focus/centre of community activity for the all within the Harbour.

The building layout will provide a positive frontage to Harbour Quay providing a clear and appropriate boundary to the adjacent public car park. The building will be a maximum height of 2 storeys, with vehicular access by way of an existing spur off Harbour Quay. The context has no predominant character and is a combination of a mix of building types and large scale open spaces. There is built development on the eastern side of Harbour Quay only which includes two and three storey housing to the north of the site and the Yacht Club and adjacent apartment block to the south.

The building proposes a building that is two storeys in height under a flat roof with a brick plinth with render walls above, the scheme also includes feature panels of flint-work. This pallette of materials is considered to be appropriate for the site in particular and the wider area in general.

It is considered that the form/scale and overall design of the building has taken key architectural references from the wider harbour vernacular and as such it is considered that the proposed development would sit well with its location as well as providing a decent sense of place.

**Other Issues:-** Members should be aware that the delivery and timing of the this facility is controlled via the Outline permission and the S106 legal agreement and as such should not be given significant weight in the assessment of this application.

**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.

**Recommendation:**

**Approve the reserved matters**

Members should be aware that at the outline planning stage a number of planning conditions were attached. For ease of reference these are reported below and it is considered that there are no conditions considered appropriate to attach to this reserved matter application.

**Conditions attached to the outline approval for Site 5**

*58. No development shall take place until samples of the materials to be used in the external surfaces of the development on the site have been submitted to and approved in writing by the Local Planning Authority.*

*59. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority.*

*60. Landscape maintenance*

*61. Groundwater Protection -Universal condition for development on land affected by contamination*

*62. No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority.*

*63. Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.*

*64. Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the*

*proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.*

*65. 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.*

*66. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority.*

*67. The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority.*

*68. The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority.*

*69. Site contamination.*

*70. Details of all plant and machinery (e.g. air conditioning, refrigeration units) including predicted noise levels.*

*71. Details of any temporary structures/hoardings.*

*72. No burning of waste on site.*

*73. Restriction on hours of opening of proposed community centre.*

*74. Restriction on use within Class D1.*

*75. Submission of details of boundary treatment.*

## **Informatives**

### **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**.