

<b>App.No:</b> 150548 (PPP)	<b>Decision Due Date:</b> 21 August 2015	<b>Ward:</b> Meads
<b>Officer:</b> Jane Sabin	<b>Site visit date:</b> 27 July 2015	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 30 July 2015		
<b>Neighbour Con Expiry:</b> 30 July 2015		
<b>Press Notice(s):</b> 7 August 2015 2015		
<b>Over 8/13 week reason:</b> Referred to Committee by the Chair		
<b>Location:</b> Bedes School, Dukes Drive		
<b>Proposal:</b> Provision of an artificial grass surface to school playing field.		
<b>Applicant:</b> Mr B Ling, Bedes School		
<b>Recommendation:</b> Approve		

**Executive summary:**

The proposed development would have no adverse impact on residential amenity, the character and appearance of the conservation area or the environment, whilst providing enhanced facilities for the school.

**Planning Status:**

Educational establishment

**Constraints:**

Meads Conservation Area  
Source Protection Zones

**Relevant Planning Policies:**

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods  
C11: Meads Neighbourhood Policy  
D7: Community, Sport and Health  
D10: Historic Environment  
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development  
UHT4: Visual Amenity  
UHT15: Protection of Conservation Areas  
HO20: Residential Amenity

LCF2: Resisting Loss of Playing Fields

LCF18: Extension of Educational Establishments

**Site Description:**

Bedes School has occupied its current site for over 100 years and sits at the foot of the Downs, bounded by Helen Gardens, King Edward's Parade, Foyle Way and cliffs leading to the sea.

The main school comprises a five storey (to the rear) Arts & Crafts style building and is much altered, but still retains a distinctive style characteristic of the architecture of the Meads area. An extension to the west houses a swimming pool, and a separate 1930's building sits on the corner with Foyle Way. The playing field occupies a flat area between the rear of the school and a large sports hall (2006) at the bottom of the site. A significant two storey extension was constructed on the east side of the site in 2008, and beyond that a minibus park in 2011. A heavily wooded and steep bank occupies the west boundary where it adjoins Foyle Way. Thus the playing field is only glimpsed at close quarters from the unmade road to Pinnacle Point at the side of the site, and from parts of Foyle Way, but at a much greater distance, and the Downs beyond that.

**Relevant Planning History:**

090570

Provision of new mini bus park at rear, together with new vehicular entrance, re-alignment of boundary walls and new fencing.

Approved conditionally 4 December 2015

130528

Installation of replacement UPVC windows to rear elevation to match existing timber units.

Approved conditionally 19 September 2015

**Proposed development:**

Permission is sought to replace the whole of the playing field at the rear of the main building with an all-weather artificial grass surface, an area of approximately 64m by 40m i.e. the pitch and periphery areas. The field is used on a daily basis for sports and break periods. There would be no change in site levels. Some 500 tons of turf would be taken off the top of the field, to be replaced with 750 tons of sand, gravel and the artificial surface, requiring a total of 65-70 vehicle movements for the whole project. Access to the site would be via the existing road which serves the pumping station at Pinnacle Point and the minibus park.

**Consultations:**

Internal:

The Specialist Advisor (Conservation) notes that the siting of the artificial grass is sited within an internal yard, addressed by built form and mature vegetation, the combination of which allow for little views into the site from the public realm.

In this respect the introduction of artificial grass to the school playing field would result in little or no harm to the character and appearance of the surrounding conservation area.

The Specialist Advisor (Arboriculture) requires a condition to be imposed to provide details of the root protection area of the beech tree near the pitch, and details of how this is to be protected.

The Highway Authority requests the provision of wheel washing facilities and the submission of a Traffic Management Scheme (size of vehicles, routing and timing to avoid of peak traffic times) in the interests of highway safety.

The Corporate Property Manager confirms that the condition of the lane should be safeguarded and reinstated if necessary.

External:

Neighbour Representations:

Wide consultation has taken place with nearby residents (89 letters sent out) and the application has been advertised in the local press. Only one representation has been received from the occupier of the only residential property with a common boundary with the site, who considers it would be of considerable use educationally and an excellent facility for the local community.

**Appraisal:**

The main issues to take into consideration in determining this application are the impacts on residential amenity, the character and appearance of the conservation area, the facilities of the school and the environment.

Residential amenity:

The function of the school and the field would not change, although it would allow the field to be used all year round and for longer hours. Given the schools location on the seafront, it is considered that the impact on residential amenity would be minimal.

Character and appearance of the conservation area:

The playing field is only glimpsed from the public realm, and at some distance. From all viewpoints, it would be indistinguishable from natural grass. It is therefore concluded there would be no adverse impact on the conservation area.

School facilities:

The playing field is the only such facility on the main school site. Understandably it suffers from overuse and wet weather in the winter time, and an artificial pitch would be of great benefit to the school and pupils, as it will permit more use at all times of the year.

Environment:

There are no trees on the playing field, or near the access to the site. The pitch is intensely used and maintained, and therefore of little wildlife value. By its very nature it would be free draining, and would have no impact on the water table or drainage. There is a fine beech tree on the bank to the west of the pitch, and details of the root protection area will be needed to ensure its retention without immediate or long term damage.

#### Impacts on highway network or access:

The only impact would be during construction works, and this can be managed by condition (timings, wheel washing facilities). The access lane from Dukes Drive to the application site, whilst not adopted, is a public right of way and was resurfaced by the applicant following the development of the minibuss park adjacent to the pitch. Given the number of heavy vehicles which will have to use the lane to facilitate the development, it is considered necessary to require surveys of the condition of the surface before and after the works, so that any damage can be recorded and dealt with appropriately.

#### Other matters:

There is no floodlighting proposed as part of the scheme.

#### **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:**

Subject to appropriate safeguards during the construction phase, the proposal would have no impact on residential amenity, the character and appearance of the conservation area or the environment, whilst providing enhanced facilities for the school.

**Recommendation:** Approve, subject to the following conditions

#### **Conditions:**

1. Commencement within three years
2. Development in accordance with plans and details
3. Hours of operation
4. No floodlighting
5. Wheel washing facilities
6. Traffic management scheme
7. Tree report/protection
8. Surveys of the condition of the lane before and after the development

#### **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**.