

App.No: 160007	Decision Due Date: 3 March 2016	Ward: Sovereign
Officer: Anna Clare	Site visit date: 12 February 2016	Type: Planning Permission
Site Notice(s) Expiry date: 30 January 2016		
Neighbour Con Expiry: 2 February 2016		
Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: Site 1, Access Spur, Martinique Way, Eastbourne		
Proposal: Proposed amendments to the roundabout access spur into Site 1, off Martinique Way, Sovereign Harbour, Eastbourne.		
Applicant: Mr BRIAN GROVE		
Recommendation: Grant planning permission subject to conditions		

Executive Summary:

The application proposes alterations to the access and adjacent pavement at the southern vehicular access point to Site 1 Sovereign Harbour to improve the access.

The works are considered to improve the street scene and visual appearance of this section of Site 1 and are therefore supported. It is recommended that Planning Permission be granted.

Relevant Planning Policies:

National Planning Policy Framework 2012

- 4. Promoting sustainable transport
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

Core Strategy Local Plan 2013 Policies

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C14: Sovereign Harbour Neighbourhood Policy
- D1: Sustainable Development
- D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT4: Visual Amenity

UHT7: Landscaping

HO20: Residential Amenity

TR6: Facilities for cyclists

TR7: Provision for Pedestrians

Site Description:

Site 1 sits adjacent to the seaward Harbour entrance, and adjacent to the junction between Prince William Parade, Atlantic Drive and Martinique Way. At present it includes shingle and self-vegetated open land. Whilst in private ownership public access to the site has been maintained from both the southern and northern ends of the site.

The application relates to the existing access spur to the southern end of Site 1 from the Southern Water roundabout.

Relevant Planning History:

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

Site 4 - Commercial and employment uses (A1-A5 3,200sqm)(B1, 1 and D13,600sqm)

Site 5 - Community use (800sqm)

Site 6 - Employment and office uses (B1 up to 15,000sq m)

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 (0.80 has)

Granted 02/12/14

Proposed development:

The application proposes minor alterations to the existing access spur from the Southern Water Roundabout to Site 1. These include, the removal of the pedestrian island, and narrowing the access to just over 4m in width, and alterations to the pavement, tactile paving and curb line.

Consultations:

East Sussex County Council Highway

Raise no objection to the application, some minor amendments to the tactile paving were requested and have been shown on revised drawings.

Southern Water

No comments received

Environment Agency

Have raised no objection to the application; however they will require access through the lockable barriers to provide maintenance or emergency works.

Neighbour Representations:

No neighbour comments have been received to this application.

Appraisal:

Principle of development:

The spur was originally designed to cater for potentially large scale development within site 1 and as such provides for an in and out arrangement with a dividing island for pedestrians. The access is now however only required for limited maintenance vehicles primarily the Environment Agency and for access to the Martello Tower. At all other times, the access is gated and locked to prevent general vehicle access to the site.

As access for the proposed residential properties is to be from Martinique Way this access spur can be reconfigured and improved so as it provides the necessary access for vehicles but with an improved crossing and visual appearance.

The removal of the pedestrian island and narrowing to a single access will improve the visual appearance and dominance of this access spur on the landscaping and general appearance of Site 1 and is therefore considered acceptable.

The removal of the access gates and instead the use of bollards to prevent unauthorised access is welcomed as this will provide greater usability of the site and improve pedestrian access from the existing end of the promenade.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

The proposal is welcomed in terms of the greater landscaping, visual appearance and usability of site 1. The removal of the bulky gates will improve the appearance and the perception of the open public space when approaching from the end of the seafront promenade.

The simplified crossing will be an improvement for pedestrians and is therefore considered acceptable.

Recommendation:

Grant planning permission.

Conditions:

1. Time for commencement
2. Approved drawings
3. The works hereby approved shall be implemented in accordance with the details hereby approved before the substantial completion of any of the residential units approved under reserved matter application 151056.

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**.