

<b>App.No:</b> 160511, 160512, 160513	<b>Decision Due Date:</b> 7 July 2016	<b>Ward:</b> Devonshire
<b>Officer:</b> Neil Holdsworth	<b>Site visit date:</b> 03 June 2016	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 4 June 2016		
<b>Neighbour Con Expiry:</b> 4 June 2016		
<b>Press Notice(s):</b> 17 June 2016		
<b>Over 8/13 week reason:</b> In date		
<b>Location:</b> 1-5 Seaside 67-69 Seaside Road, Eastbourne 137-139 Seaside Road		
<b>Proposal:</b> The proposed development involves the conversion of three existing shop units along Seaside and Seaside Road to a flexible use comprising a café space, employment/training space, printworks and workshop/art space.		
<b>Applicant:</b> Martin Jones		
<b>Recommendation:</b> Approve conditionally		

### Executive Summary:-

Three applications are reported here and propose the conversion of three existing shop units along Seaside and Seaside Road to a flexible use comprising a café space, employment/training space, printworks and workshop/art space.

It is considered that the proposed help to support the wider vitality and vibrancy of this part of the Devonshire ward in particular and the wider Eastbourne Town Centre in general. The proposed uses/activity would help to foster the creative arts within Eastbourne and become an additional focus for residents and visitors alike. It is considered that the proposed uses and activities will also become a milestone on the coastal cultural trail linking Eastbourne/Bexhill and Hasting.

It is considered that the proposed uses and activities are acceptable in land use terms and as such the applications are recommended for approval subject to conditions.

**Planning Status:** This application relates to three former shop units located on Seaside and Seaside Road in Devonshire Ward.

- 1-5 Seaside – former use as a Kebab shop and takeaway (160511)

- 67-69 Seaside Road– former use as a shop (160512)
- 137-139 Seaside Road – former use as a shop (160513)

**Constraints:**

**Building of Local Interest**

(67-69 Seaside Road)

**Conservation Area**

Town Centre and Seafront Conservation Area

**Eastbourne Core Strategy Policy**

B1: Spatial Development Strategy and Distribution

C1: Town Centre Neighbourhood Policy

D10: Historic Environment

Building of Local Interest

D10: Conservation Area

**Borough Plan Policies**

Eastbourne Borough Plan 2001-2011

UHT15:Conservation Area

UHT18:Buildings of Local Interest

**Site Description:**

All three applications relate to commercial units located within the retail/commercial areas of Seaside/Seaside Road within the Devonshire ward.

**Relevant Planning History:**

1-5 Seaside:

140357:

Conversion of existing maisonette above take away restaurant to three self-contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit.

Approved conditionally

20/05/2014

67-69 Seaside:

140151

Conversion of existing maisonette above retail shop to four self-contained one bedroom flats, with ground floor single storey extension and new dormer to rear elevation at third floor over rear outrigger. The ground floor and basement is to remain as retail.

Planning Permission

Approved conditionally

10/04/2014

137-139 Seaside Road:

None relevant.

**Proposed development:** The proposed development involves the conversion of three existing shop units along Seaside and Seaside Road to a flexible use comprising a café space, employment/training space, printworks and workshop/art space. This is being bought forward as part of the Housing and Economic Development Partnership's proposals for a '**creative hub**' within the Devonshire Ward, also incorporating activities within the Royal Hippodrome Theatre and Leaf Hall in close proximity to the three sites.

The creative hub proposal involves a managed group of creative arts venues providing workspaces, studio's, workshops, galleries and cafes in Seaside and Seaside Road, Eastbourne. Of the five venues involved three are at present vacant shop units, that require planning permission for a change of use to accommodate the proposed facilities. At the time of the application, the proposed uses for the three venues are as follows:

- 1-5 Seaside. This is a former kebab shop/hot food takeaway. The proposal for this unit involves the creation of flexible workshop space incorporating workshop hire, set building and installation construction, and visiting 'artists in residence' space for the Towner gallery.
- 67-69 Seaside. This is a former retail unit with residential flats above it. The two storey retail and basement space is to be converted to a space for exhibitions and gallery hire, experimental shows, film based artwork and workshops. At ground floor level there is a proposed café area for Barista training to be delivered by the University of Brighton as part of its hospitality degree programme.
- 137-139 Seaside. This is the former 'cash converters' retail unit. The proposal is to create five artists studios and two print room/makerspace areas which will include displays that are visible to passers by.

The proposals are being bought forward as part of the broader regeneration of the Devonshire Area and the applicant cites a number of comments received in support of the proposals which help to identify a demand for the proposed development. These include AND Arts, Chair of the Eastbourne Group of Artists, the Towner Gallery, the Royal Hippodrome Theatre, Leaf Hall and a number of individual artists, ceramicists and printmakers. In addition, the project will help fulfill a strategic role through working in partnership with a number of organisations to improve and enhance the cultural offer in Eastbourne.

### **Consultations:**

#### Internal:

Scheme is supported by representatives from The Towner Gallery.

Specialist Advisor (Planning Policy): Applications supported in principle from a planning policy perspective. (160511, 160512, 160513)

#### External:

County Archaeologist – Considers that works would not affect below ground archaeology. (160512)

Highways ESCC- No response received

### Neighbour Representations:

No objections received at the date of the report, and late representations received will be reported in the addendum.

### **Appraisal:**

#### Land Use Issues

The sites do not fall within a designated shopping area as set out in the Core Strategy (adopted 2013). As such a change of use to other town centre uses as envisaged by this application will help direct new retail development to the existing local, district and neighbourhood shopping areas and as such would help achieve the objectives of policy D4 of the adopted Core Strategy.

Policy C3 of the adopted Core Strategy states that the neighbourhood vision for Seaside is to be promoted by delivering greater economic activity through the regeneration of commercial areas. Policy D3 of the Core Strategy deals with Tourism and Culture and states that the Council will support new entertainment, cultural and sporting facilities in Eastbourne.

It is considered that the use proposed by the development would meet the objectives set out above by contributing to the regeneration of the town centre area and providing new cultural facilities in Eastbourne. These cultural activities are considered to provide an additional stepping stone in the 'Heritage Trail' linking The Towner, Del La Warr Bexhill and The Jerwood Hastings and as such significant weight should be attributed to this issue in the assessment of the proposal.

#### Impact of proposed development on amenity of adjoining occupiers and surrounding area:

In general the proposed uses would have a similar impact on residential amenity to the retail uses that they replaced. However, given the close proximity of the application sites to residential uses it is recommended that a condition is added to each decision that restricts any activities that create noise that may be audible outside the boundary of the site from 10pm to 8am daily. This is to ensure the provision of an acceptable environment for the residents of the upper floors of the buildings in question.

#### Design issues:

The proposal relates to the change of use and does not raise design issues.

#### Impact on character and setting of a listed building or conservation area:

The change of use will have a minor positive impact on the Town Centre and Seafront Conservation Area through the reuse of vacant retail units, creating economic activity that will help regenerate the wider conservation area.

#### Impacts on trees:

Not relevant

Impacts on highway network or access:

Whilst the proposed 'creative hub' will attract some additional vehicular movements, the town centre location of the sites mean that they are in an area of good public transport accessibility, and it is considered unlikely that the development will lead to additional parking demand on the surrounding highway network. Overall, the transportation impact of the proposed uses is considered to be broadly consistent with the impact of the existing lawful use of the premises in question, and the proposal is considered acceptable in highways terms.

Sustainable development implications:

Not relevant

Other matters:

None relevant

**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:**

**Recommendation:**

**Conditions:**

1. Development within 3 years
2. Development in accordance with the approved plans
3. You must not undertake any activities within the proposed development that would create noise that is audible outside the boundary of the site/property between the hours of 10pm and 8am daily.  
Reason: To safeguard the amenity of surrounding residents.

**Summary of reasons for decision**

**Informatives**

1. This decision notice hereby authorises a mixture of uses as described in the approved plan entitled 'The Devonshire Collective: A creative hub cluster proposal for Eastbourne'. It is accepted that the uses can flux between all described in the application and across all the sites.

**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**.