

App.No: 170630	Decision Due Date: 11 July 2017	Ward: Meads
Officer: Anna Clare	Site visit date: 6 June 2017	Type: Planning Permission
Site Notice(s) Expiry date: 9 June 2017		
Neighbour Con Expiry: 9 June 2017		
Press Notice(s): 29 May 2017		
Over 8/13 week reason: n/a		
Location: Enviro-Facts Kiosk, Middle Parade, Eastbourne		
Proposal: Installation of Changing Places Toilet to meet the needs of all people with a disability.		
Applicant: Eastbourne Borough Council		
Recommendation: Grant planning permission subject to conditions		

Executive Summary:

The application proposes the installation of a 'Changing Places Toilet' facility on the seafront (Middle Promenade).

It is a corporate objective to bring this facility to the seafront area as the existing standard accessible toilets do not meet the needs of all people (including tourist customers) with a disability. This facility will have extra features and more space to meet the needs of people who use it.

The principle of and the wider public benefits of the facility is supported, and in this regard is given significant material weight in the evaluation of the merits of the proposal.

It is accepted that the location is prominent and within the wider setting of a listed building and the Town Centre and Seafront Conservation Area but on balance it is considered that the design of the structure would not amount to harm to the listed building or conservation area, when balanced against the public benefit of the proposal.

Therefore it is recommended that planning permission is granted for a temporary period such that the appearance/longevity of the building can be reviewed.

Relevant Planning Policies:National Planning Policy Framework 2012

- 7. Requiring good design
- 8. Promoting healthy communities
- 12. Conserving and enhancing the historic environment

Core Strategy Local Plan 2013 Policies

- B2 Creating Sustainable Neighbourhoods
- C1 Town Centre Neighbourhood Policy
- D10 Historic Environment
- D10a Design

Eastbourne Borough Plan Saved Policies 2007

- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT15 Protection of Conservation Areas
- UHT17 Protection of Listed Buildings and their Settings

Site Description:

The site refers to part of the middle parade, to the north east of the upper level of the bandstand adjacent to the public toilets. In situ at the site currently is single storey information kiosk which will be removed to make way for the proposal.

The Bandstand is Grade II listed, the site is considered within the wider setting of this listed building. The site is also situated within the Town Centre and Seafront Conservation Area.

Relevant Planning History:

It has been a long standing ambition of 'seafront services' to have this facility to support the needs of tourists and local community. This particular location has been chosen in consultation with the operators and the relevant user groups of the facility.

No specific relevant planning history.

Proposed development:

The application proposes the location of a 'Changing Places Toilet'. This is a stand-alone modular building which will be constructed off site.

The unit will provide toilet and changing/washing facilities for disabled members of the public.

The unit itself measures 3.5m in depth, 4.7m in width and 3m in height under a flat roof.

Consultations:

English Heritage were not consulted as the adjacent Listed Building is Grade II the requirement to consult lies with Grade II* buildings.

Specialist Advisor – Design and Conservation

This application seeks consent for the erection of disability changing facility in one of the town's most prominent central locations, at the heart of the Town Centre and Seafront Conservation Area and in the immediate proximity of the bandstand, a Grade 2 listed building and one of the borough's most popular and well-regarded heritage assets.

The kiosk, a modular building which it is intended can be assembled on site, will undoubtedly provide a valuable additional resource for disabled users, thereby extending opportunities for a currently disadvantaged group whilst also visibly demonstrating our municipal commitment to inclusion along the seafront.

It is difficult to make a positive case for the building in strictly conservation terms, through an application of the standard test that it either preserves or enhances the setting.

It would, however, be unreasonable to assert that the installation of the facility in itself would involve any significant harm. Rather, it reinforces the sense of a drift in term of the overall quality and significance of the immediate built environment, recognising the presence on the seafront of other utilitarian structures, notably the information kiosk and sales kiosks, which contribute to a decidedly eclectic immediate environment. Any harm from this build would be limited, and the effect of this would be mitigated by the obvious public benefit derived from the provision of valuable new services.

Neighbour Representations:

No comments have been received on the application from members of the public or interested parties.

Appraisal:

Principle of development:

The proposed development consists of the location of a 'Changing Places Toilet', housed within a secure stand-alone modular unit with ramped access.

It is a corporate objective to bring this facility to the seafront area as the standard accessible toilets do not meet the needs of all people with a disability. This facility will have extra features and more space to meet the needs of people who use it.

The principle of the facility is supported, to provide accessible toilets and changing areas for disabled members of the public.

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

The location of the unit means there would be no impact on the amenity of users/occupiers of surrounding properties in terms of the structure.

It is not considered that the use of the unit would be such to cause noise or impact issues on surrounding uses/occupiers. The use of the unit will be controlled, it will not be open to the general public, and will be managed by the Seafront Office which is located below the site on the lower promenade.

Design issues and impact on character and setting of a listed building or conservation area:

The unit is a simple modular construction designed to be easily assembled on site. The building will replace an existing information kiosk which is a flat roof structure affording little to the visual appearance of the wider setting.

When considered in the wider setting there are other examples of modular temporary appearing buildings along the seafront such as sales and information kiosks, including at the site presently, and in this wider context the design of the building is considered acceptable.

The National Planning Policy Framework paragraph 134 states that were a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

Whilst the structure itself adds little excitement to the promenade it provides a valued service and this service certainly outweighs any considered impacts on the wider setting of nearby listed building (The Bandstand) or the character of the conservation area by the design of the building.

It is considered that a condition allowing a temporary consent for a period of 5 years is prudent in this case to protect the wider setting of the listed building and to preserve the conservation area. The building is a modular temporary construction and it is unknown how this will age (in this seafront location) and therefore impact visually on the surrounding area. This temporary permission allows for a re-assessment of the suitability of the site and any impacts on the wider setting of the listed building or conservation area.

Impacts on highway network or access:

It is not considered that the unit will have any impacts on the surrounding highway network.

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:

It is considered that the siting of the structure centrally to this popular seafront area is important given the facility/service it is providing. It is not considered that the siting would amount to substantial harm to the wider setting of the listed building, and any considered impacts are outweighed by the general public interest in the proposed development.

Recommendation: Grant planning permission subject to conditions.

Conditions:

1. Time for commencement
2. Approved drawings
3. External Materials
4. The unit shall be removed after 5 years unless agreed in writing by the Local Planning Authority.