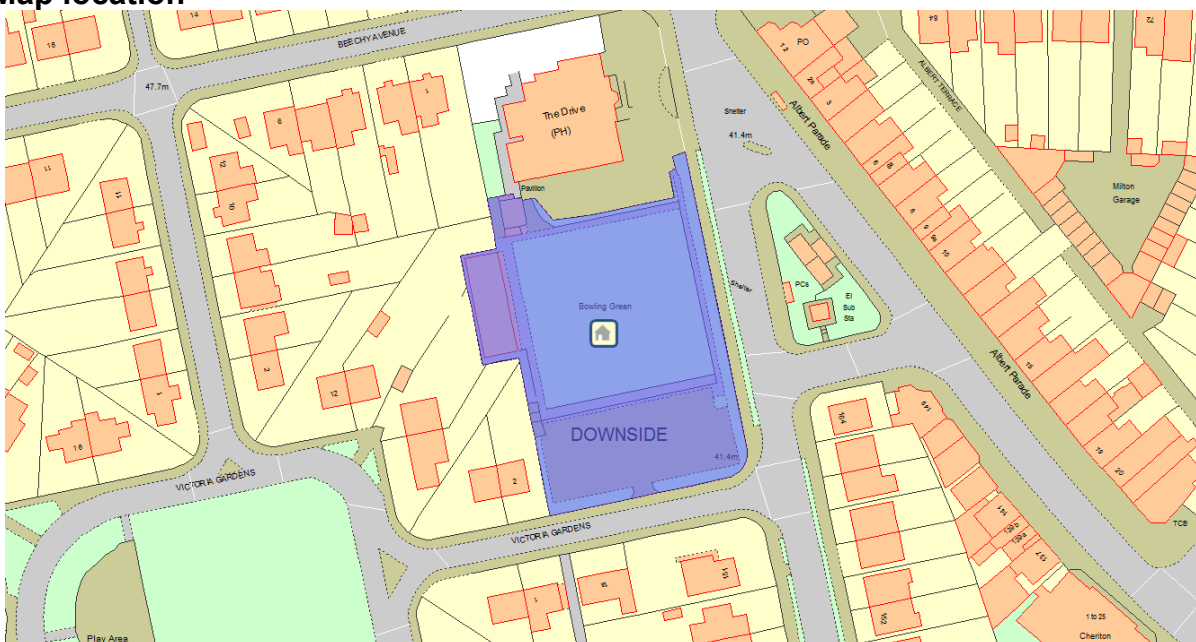


<b>App.No:</b> 180454	<b>Decision Due Date:</b> 4 July 2018	<b>Ward:</b> Old Town
<b>Officer:</b> Anna Clare		<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 2 June 2018		
<b>Neighbour Con Expiry:</b> 2 June 2018		
<b>Press Notice(s):</b> n/a		
<b>Over 8/13 week reason:</b> To negotiate the design of the proposed building and allow for an Archaeological Evaluation to be carried out. Extension of time in place.		
<b>Location:</b> Victoria Drive Bowling Club, The Drive, 153 Victoria Drive, Eastbourne		
<b>Proposal :</b> Demolition of existing outbuildings and creation of 10No. Parking Spaces, 1No.Disabled Parking Space, Motorcycle Parking with Ground Anchors, Cycle Storage and associated hard and soft landscaping works in relation to Reserved Matters application for the development of a medical centre (Ref: 180450).		
<b>Applicant:</b> Simpson Hilder Associates		
<b>Recommendation:</b> Grant planning permission subject to conditions		

**Contact Officer(s):**      **Name:** Anna Clare  
**Post title:**  
**E-mail:** anna.clare@eastbourne.gov.uk  
**Telephone number:** 01323 4150000

### Map location



## **1 Executive Summary**

- 1.1 This application is reported to planning committee given its direct close relationship with the main application reported elsewhere on this agenda.
- 1.2 The application relates to the Reserved Matters application (Ref: 180450) for the development of the site for a Medical Centre. The application will provide additional car, motor cycle and bicycle parking to facilitate the development of the Medical Centre through the demolition of existing outbuildings. This application is a separate application as it falls outside of the original Outline application site as at that time these parts were under separate ownership.
- 1.3 The application is brought to planning committee given the development as a whole constitutes a major development.
- 1.4 The proposal is considered acceptable and will provide additional facilities for the Medical Centre with limited impacts on the surrounding residential occupiers. Therefore it is recommended that Planning Permission is granted subject to conditions.

## **2 Relevant Planning Policies**

- 2.1 National Planning Policy Framework 2012
  - 4. Promoting sustainable transport
  - 7. Requiring good design
  - 8. Promoting healthy communities
  - 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
- 2.2 Core Strategy Local Plan 2013 Policies
  - B2: Creating Sustainable Neighbourhoods
  - C4: Old Town Neighbourhood Policy
  - D1: Sustainable Development
  - D2: Economy
  - D4: Shopping
  - D7: Community, Sport and Health
  - D8: Sustainable Travel
  - D10: Historic Environment
  - D10a: Design
- 2.3 Eastbourne Borough Plan Saved Policies 2007
  - NE4: Sustainable Drainage Systems
  - NE14: Source Protection Zone
  - UHT1: Design of New Development
  - UHT5: Protecting Walls/Landscape Features
  - UHT7: Landscaping
  - TR1: Locations for Major Development Proposals
  - TR2: Travel Demands
  - TR3: Travel Plans
  - TR7: Provision for Pedestrians

TR8: Contributions to the Pedestrian Network  
HO20: Residential Amenity

### **3 Site Description**

- 3.1 This application includes two areas, one to the west of the main bowls club green which is currently occupied by the Bowls Club Pavilion and one to the north of the site which is currently ancillary outbuildings.
- 3.2 The western section shares boundaries with those properties 6-10 (Even) of Victoria Gardens. The northern section shares a boundary with the car park of the adjacent Sainsbury's Local which has residential accommodation on the upper floor.

### **4 Relevant Planning History**

- 4.1 160788  
Outline application for the development of a medical centre with all matters reserved except access  
Approved Conditionally and subject to a S106 agreement  
13 September 2017
- 180450  
Application for approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) and discharge of conditions 19 (Travel Plan) and 20 (Arboriculture Assessment) following outline approval (with Vehicular Access Agreed) development of a medical centre (Ref: 160788).  
Currently under consideration.

### **5 Proposed development**

- 5.1 The application proposes the demolition of the existing buildings on the site and the creation of additional car parking (11 spaces), motor cycle and bicycle parking for the proposed Medical Centre which forms Reserved Matters application (Ref: 180450).

### **6 Consultations**

- 6.1 East Sussex County Council Highways  
Consulted as part of the redevelopment of the site as a whole raise no objection to the level of car parking or its layout.

### **7 Neighbour Representations**

- 7.1 No comments received specifically in relation to this application.

### **8 Appraisal**

- 8.1 Principle of development:
- 8.1.1 The principle of the loss of the bowling green and development of the main site

for a medical centre was considered through the Outline application. Therefore the principle is acceptable. The Reserved Matters application considers the proposed Medical Centre building and its impacts on residential properties. This application relates solely to the proposed car, motor and bicycle parking areas to the two sections north and west of the main site.

- 8.1.2 In principle there is no objection to the loss of these now disused outbuildings and the use of the sites in association with the main Medical Centre use. The additional parking areas will facilitate the main use and are considered necessary to make the proposed scale of the building acceptable.
- 8.1.3 Legal advice on tying the two applications together has been sought, it is advised that a condition requiring the provision of the car parking spaces (subject of this application) prior to the occupation of the building (subject of application 180450) is enforceable in exactly the same way (by Injunction if necessary) as if the applicant had entered into a further s.106 obligation to provide the car parking spaces outside the planning boundary.
- 8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area:
  - 8.2.1 The impacts of the proposed development the subject of this application are limited. There will be no impacts in terms of loss of light or privacy given the proposal is to remove buildings and provide parking areas. The impacts will be limited to noise and additional activities adjacent the boundary of the adjacent residential properties.
  - 8.2.2 A landscaped buffer is proposed between the car parking and the residential boundaries. Given the size of the adjacent gardens the closest proximity to a residential property is 15m.
  - 8.2.3 It is not considered that the proposal will have significant impacts on the adjacent residential properties from the use, such as closing of car doors or additional activity adjacent the boundary to warrant the refusal of the application.

### 8.3 Design issues:

- 8.3.1 The two areas will form part of the wider development site and in and of themselves are fairly hidden given the proposed location of the building. Therefore no issues regarding the design of the proposal are raised.

## **9 Human Rights Implications**

- 9.1 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.

## **10 Recommendation**

10.1 Grant planning permission subject to conditions.

Conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission.  
Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved drawings and completed prior to the first occupation of the main medical centre approved under reference; 180450  
8494 P053 - Proposed Site Plan  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Once constructed the car, motorcycle and cycle parking facilities shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles or bicycles.  
Reason: To provide suitable car-parking space for the adjacent development.

## 11 Appeal

11.1 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.

## 12 Background papers

12.1 The background papers used in compiling this report were as follows:

- **Case file**