

Addendum to Planning Committee

Addendum Date: 18th July 2023

Meeting date: 21st August 2023

Item No 8 – Application No: 220849 – Site 7a, Pacific Drive (Aldi Store Ltd.)

Recommendation (Page 5)

1. There are elements of the recommendation that apply to all three schemes and some that do not.

Affordable housing issues should be deleted from the recommendation.

The air quality is an issue that remains to be concluded as the councils officer requires an in-combination assessment to be made.

2. Late-stage review to be deleted.

Other representations

51 standard template responses of support received commenting in the main on the following issues: -

- Ease congestion
- New jobs
- Shopping choice
- Needed in Eastbourne.

Appraisal

8.2 The applicant along with the developers of the other site have submitted a statement of intent outlining that all three have board approval to commence/complete the work ASAP after permission is issued.

8.3 It is recognised that the commentary within this paragraph reflects on the sustainable aspects of the construction it should also be noted that the site is considered by Highways to be in a sustainable location with access to other modes of transport.

8.7 it is accepted that the store size is below the defined threshold (NPPF) this does not mean that the development is too small to have a negative impact to this end the applicant has conducted a proportional retail impact assessment, officers are satisfied with its findings in that it would not impact upon other centres of the town and therefore it is not considered in this regard to be contrary to Policy D4 (Shopping) and Paras 90 & 91 of the NPPF.

8.7 Second paragraph in section 8.7 with the report is an unfinished sentence. The full sentence should read: - (for further details see under sections 1.8 & 8.2 of the report and also the applicants further supporting statement from August 2023, applicants supplementary note paras 3.46 - 3.62 and Section 6 and Appendix 4 of the Planning Statement that has been published on the Councils website.

Conditions

10.10 Wheel washing

This condition should be deleted as covered by the details required by the Construction Management Plan.

Item No 9 – Application No: 220850 – Site 7a, Pacific Drive (McCarthy and Stone Retirement Lifestyles Ltd.)

Other representations

51 standard template responses of support received commenting in the main on the following issues: -

- Ease congestion
- New jobs
- Shopping choice
- Needed in Eastbourne
- New homes are needed in the area.

Environment Agency

Informed by further evidence supplied by the applicant the Environment Agency have withdrawn their objections.

Appraisal

8.3 It is recognised that the commentary within this paragraph reflects on the sustainable aspects of the construction it should also be noted that the site is considered by Highways to be in a sustainable location with access to other modes of transport.

8.4 It is acknowledged that despite the proposal for residential on this site would be contrary to existing/adopted planning policy it would however be consistent with the emerging direction of policy as highlighted by the recently consulted Growth Strategy.

8.6 The applicant has provided further information regarding the employment opportunities that would be created by this scheme.

- To confirm, there will be 1-2 jobs to run the development and 5-6 associated jobs for cleaners, gardeners, window cleaners etc. There will also be circa. 60 local companies connected with the construction process which could

create local work for the region of 120 people over the circa 12-18 month build period.

8.7 The applicants are proposing a contribution towards off site provision of affordable housing. The precise detailing of this is yet to be resolved and if it remains unresolved and or the applicants revert to a viability position for non-delivery then a late-stage review would be inserted into s106 agreement to cover this issue.

8.9 It is recognised that when reviewing all three applications together there is a degree of associated impacts, and this is evident by the collective impacts upon the ecology of the site. All three schemes will contribute and support the translocation of species to a safe and appropriate off-site location. In addition, the ecology roof proposed by the Aldi scheme would also assist in the creation of an appropriate habitat to mitigate that lost by the development.

8.13 There remains a risk of harm to archaeological deposits across the three scheme and given this then a precautionary approach is recommended and would be controlled by planning condition.

Conditions

The applicant has contested the need for some conditions and clarified points on others; below are the responses and changes deemed necessary.

10.1 Bus stops

Is required to support public transport initiative and to facilitate active travel.

10.5 Cycle/scooter Parking

The development shall not be occupied until cycle and mobility scooter parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

10.6 Surface Water Drainage onto the Public Highway

Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and similarly to prevent the discharge for the highway in line with the submitted drainage strategy IDL/1131/DS/001 Rev3 April 2023 onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.

Reason: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding.

10.9 Wheel washing

The applicant a requested that this is wrapped up in the Construction Management Plan.

This condition should be deleted.

10.17 Archaeological reporting and investigation

The applicant has requested that this control is deleted. Officer recommendation is that on the Aldi application there is the potential for archaeological remains and as this site is considered to be part of the same (albeit larger site) then this condition should remain.

10.20 Approved Plans

The development hereby approved shall be carried out in accordance with the following approved drawings;

- Proposed Ground Floor Plan - Drawing Reference – RL_1000 GA D
- Proposed First Floor Plan - Drawing Reference – RL_1001 GA A
- Proposed Second Floor Plan - Drawing Reference – RL_1002 GA B
- Proposed Third Floor Plan - Drawing Reference – RL_1003 GA B
- Proposed Roof Plan - Drawing Reference – RL_1004 GA B
- Proposed Elevations - Drawing Reference – RL_2000 B
- Proposed Elevations - Drawing Reference – RL_2001 B

Reason: For the avoidance of doubt and in the interest of proper planning and to ensure that development is carried out in accordance with the plans to which the permission relates.

Item No 10 – Application No: 220852 – Site 7a, Pacific Drive (LNT Care Developments Ltd.)

No comments to add.

Item No 11 – Application No: 230105 – Saffrons Sports Club, Compton Place Road

Recommendation

Subject to a S106 controlling the delivery and funding of a travel plan then planning permission be granted subject to conditions.

Conditions

An additional condition is recommended to cover refuse/recycling collection.

Item No 12 – Application No: 220453 - Land off Biddenden Close

No comments to add.

Item No 13 - Application No: 230411 - 6 Somerville Close

No comments to add.