

Report to: Planning Committee
Date: 17 October 2022
Application No: 220671
Location: Devonshire Park, College Road, Eastbourne
Proposal: Reconstruction of miniature temple in a new location
Applicant : Paul Quanstrom
Ward: Meads

Recommendation: Approve with conditions

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Map Location:



1. **Executive Summary**

- 1.1 The application is being presented to committee due to Eastbourne Borough Council being the applicant.
- 1.2 The proposed development will re-construct a miniature temple within the Devonshire Park site to match the original which was built in 1896 and removed in 1980.
- 1.3 The miniature temple will be constructed to a similar design as the original temple and will be placed in a different location within the site.
- 1.4 The application is considered to comply with National and Local policies and is recommended for approval, subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1 Sustainable Centre
- B2 Creating Sustainable Neighbourhood
- C1 Town Centre Neighbourhood Policy
- D5 Housing
- D10a Design.

2.3 Eastbourne Borough Plan 2001-2011:

- LCF2 Resisting the loss of playing fields
- LCF6 Significant area for sport
- NE14 Source Protection Zone
- TO7 Preferred Area for Tourist Attractions
- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT8 Protection of Amenity Space
- UHT16 Area of High Townscape
- US4 Flood Protection and Surface Water
- US5 Tidal Risk.

2.4 Eastbourne Employment Land Local Plan (ELLP- adopted 2016).

3. **Site Description**

- 3.1 The application site is an area of land located on the eastern side of Devonshire Park on College Road.
- 3.2 The tennis centre falls within Devonshire Park and to the southern boundary of the park are the listed buildings of Eastbourne's Welcome Building, the Winter Garden's and The Devonshire Theatre.

3.3 The application site is adjacent to, but does not fall within, the College Conservation Area and the Town Centre and Seafront Conservation Area.

4. **Relevant Planning History**

4.1 No relevant planning history.

5. **Proposed Development**

5.1 The application seeks permission for the erection of a miniature temple within the Devonshire Park grounds.

5.2 The temple is proposed to be located to the eastern side of the park in a newly constructed recess.

5.3 It is proposed the use for the temple could include weddings, corporate events, interviews during the International Tennis events and a venue for small musical groups.

6. **Consultations**

6.1 Meads Community Association

6.1.1 Fully support the application to restore this unique temple as part of Eastbourne Heritage in Devonshire Park

7. **Neighbour Representations**

7.1 No comments received following neighbour consultation.

8. **Appraisal**

8.1 Principle of Development

8.1.1 There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2021), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

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

8.2.1 The proposed development is not considered to have a detrimental impact on the amenity of the surrounding occupiers or the surrounding area.

8.2.2 The development is proposed to be within the existing park which is set at a lower ground level than the buildings surrounding, therefore there would be no additional outlook or loss of privacy to those surrounding the application site.

8.3 Use

- 8.3.1 The proposed use of the miniature temple would be for a community use for events, such as weddings, corporate events, interviews during the International Tennis events and a venue for small musical groups.
- 8.3.2 Due to the location of the proposed miniature temple being within the existing event site and set at a lower ground level, there are not thought to be any detrimental impacts to the neighbouring occupiers in terms of noise or the potential number of visitors to the site.

8.4 Impact upon trees

- 8.4.1 The proposal would not result in the removal of any trees. Some shrubs and plants would be removed, and this is acceptable on balance with the benefits of the scheme.

8.5 Design

- 8.5.1 The design of the proposed development is a replica of the miniature temple that had originally been situated within the site but was removed in 1981.
- 8.5.2 The proposed development has been based off photos and drawings of the original temple and will differ slightly with the omission of four internal columns to allow for more internal space.
- 8.5.3 The temple will be constructed of a stainless-steel frame, with stone components built over. The curved recess will be of sandstone to match the existing boundary walls of the park.

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 It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. The Proposal therefore complies with local and national policies.
- 10.2 Recommendation to approve the application subject to the following conditions:
- 10.3 **Timescale:** The development hereby permitted shall be carried out in accordance with the following approved drawings:
Reason: For the avoidance of doubt and in the interests of proper planning.

10.4 **Drawings:** The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 29th January 2020:

- Drawing: 10854/101 – Site Location Plan
- Drawing: 10854/100 – Block Plan
- Drawing: 10854/02 Rev D– Proposed Section and Roof Plan
- Drawing: 10854/03 Rev E – Proposed Elevation and Section
- Drawing: 10854/07 Rev A – Proposed Elevation and Section
- Drawing: 10854/08 – Proposed Plans and Elevations

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

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 None.