Members of the public are welcome to attend and listen to the discussion of items in the “open” part of the meeting. Please see notes at end of agenda concerning public rights to speak and ask questions.

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**MEMBERS:** Councillor Ungar (Chairman); Councillor Harris (Deputy-Chairman); Councillors Hearn, Jenkins, Miah, Murray, Murdoch and Taylor

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**Agenda**

1. **Minutes of the meeting held on 10 June 2014.** (Pages 1 - 8)

2. **Apologies for absence.**

3. **Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct (please see note at end of agenda).**

4. **Urgent items of business.**

   The Chairman to notify the Committee of any items of urgent business to be added to the agenda.
5 Right to address the meeting/order of business.

The Chairman to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.

6 6 St Annes Road. Application ID: 140677 (OSR). (Pages 9 - 14)

7 Coventry Court. Application ID: (140770 (PPP). (Pages 15 - 28)

8 Former NHS Dental Practice Board. Application ID: 140796. (Pages 29 - 36)

9 Hampden Park Skate Park. Application ID: 140686. (Pages 37 - 42)

10 St Thomas A Beckett School, 3 Tutts Barn Lane. Application ID: 140737. (Pages 43 - 46)

11 South Downs National Park Authority Planning Applications.

Verbal report.

Inspection of Background Papers – Please see contact details listed in each report.

Councillor Right of Address - Councillors wishing to address the meeting who are not members of the Committee must notify the Chairman in advance.

Public Right of Address – Requests by members of the public to speak on a matter which is listed in this agenda must be received in writing by no later than 12 Noon, 2 working days before the meeting e.g. if the meeting is on a Tuesday, received by 12 Noon on the preceding Friday). The request should be made to Local Democracy at the address listed below. The request may be made by letter, fax or e-mail. For further details on the rules about speaking at meetings please contact Local Democracy.

Disclosure of interests - Members should declare their interest in a matter at the beginning of the meeting, and again, at the point at which that agenda item is introduced.

Members must declare the existence and nature of any interest.

In the case of a DPI, if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.
If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation). If a member has a DPI he/she may not make representations first.

**Further Information**

Councilor contact details, committee membership lists and other related information is also available from Local Democracy.

**Local Democracy**, 1 Grove Road, Eastbourne, BN21 4TW  
Tel: (01323) 415021/5023 Minicom: (01323) 415111, Fax: (01323) 410322  
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For general Council enquiries, please telephone (01323) 410000 or E-mail: [enquiries@eastbourne.gov.uk](mailto:enquiries@eastbourne.gov.uk)
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Tuesday, 10 June 2014
at 6.00 pm

Planning Committee

Present:-

Members: Councillor Ungar (Chairman) Councillor Harris (Deputy-Chairman)
Councillors Hearn, Jenkins, Miah, Murdoch, Taylor and Thompson
(as substitute for Murray).

121 Minutes of the meeting held on 13 May 2014.

The minutes of the meeting held on the 13 May 2014 were approved and
the Chairman was authorised to sign the as them as a correct record.

122 Apologies for absence.

An apology for absence was reported from Councillor Murray.

123 Declarations of Disclosable Pecuniary Interests (DPIs) by
members as required under Section 31 of the Localism Act and of
other interests as required by the Code of Conduct.

None reported.

124 11 Meads Street. Application ID: 140389 (PPP).

Proposed erection of first floor balcony at rear together with
external staircase and removal of existing pitched roof over rear
projection – MEADS. Three objections had been raised.

The relevant planning history for the site was detailed within the report.

Specialist Advisor Design and Conservation raised no comments.

RESOLVED: (By 6 votes to 2) That permission be granted subject to the
following conditions: 1) The development hereby permitted shall be begun
before the expiration of three years from the date of this permission 2) The
development hereby permitted shall be carried out in accordance with the
approved drawings no. 229000-03 Rev A submitted on 30 April 2014 3) The
1.8m in height privacy screen shown on the approved drawing 229000-03
Rev to the northern edge of the terrace hereby permitted shall be installed
prior to the commencement of the use of the terrace and maintained
permanently thereafter.

125 12 Manvers Road. Application ID: 140420 (HHH).

Proposed loft conversion, including hip to gable roof enlargement
with rear dormer. Also included are 2 x rooflights to the front roof
slope and proposed new window in to the gable end – OLD TOWN.
One objection had been received.
The relevant planning history for the site was detailed within the report.

**RESOLVED: (Unanimous)** That permission be refused on the grounds that the proposal due to the size, scale and design would be an intrusive form of development that fails to respect the host property and would therefore be likely to result in material harm to the appearance of the site and surrounding area and would be contrary to policies UHT1 and UHT4 of the Eastbourne Borough Plan Saved Policies 2007, policies B2 and D10A of the Eastbourne Core Strategy Local Plan 2013 and the NPPF 2012.

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.

**126 12 Netherfield Avenue. Application ID: 140370 (HHH).**

*Side, Rear and Basement Extension with associated internal alterations to provide enlarged accommodation – ST ANTHONYS.*

Three objections had been received.

The relevant planning history for the site was detailed within the report.

Councillor Tutt, Ward Councillor, address the committee on behalf of the neighbouring residents stating that there were major concerns regarding subsidence due to the removal of soil, which may result in the need for underpinning and cause major structural damage to neighbouring properties. The scheme would result in overshadowing and loss of light to neighbouring properties and increase the risk of flooding.

The committee discussed the proposal and agreed that the scheme would be detrimental to the neighbouring properties for the reasons highlighted above.

**RESOLVED: (Unanimous)** That permission be refused on the grounds that the application fails to demonstrate how the development would be constructed (construction method statement) and in the absence of this information and given the proximity of the development to the boundaries of the site it considered that the development may have an adverse structural impact upon the integrity of the adjacent property/plot. In addition, the application fails to satisfactorily demonstrate how the excavated spoil would be disposed of and in the absence of this information it is considered that:-

- if the spoil is left on site may give rise to loss of residential amenity through direct overlooking from raised ground level and may also increase surface water run off causing an increase in localised flooding and,
- if the spoil is removed from the site then there may be conflict with existing access arrangements to the site which may give rise to localised highway and pedestrian safety issues and
- if the spoil is removed from the site then there may be damage to the quality of the public realm to the front of the site which would detract from the character and amenity of the area.
2. The application fails to demonstrate how the development will be constructed (construction method statement) and in the absence of this information and given the proximity of the development to the boundaries of the site it is considered that the development may have an adverse structural impact upon the integrity of the adjacent property/plot.

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.

127 14 Manvers Road. Application ID: 140425 (HHH).

Proposed loft conversion, including hip to gable roof enlargement with rear dormer. Also included are 2 x rooflights to the front roof slope and proposed new window in to the gable end – OLD TOWN.

One objection had been received.

The relevant planning history for the site was detailed within the report.

RESOLVED: (Unanimous) That permission be refused on the grounds that the proposal due to the size, scale and design would be an intrusive form of development that fails to respect the host property and would therefore be likely to result in material harm to the appearance of the site and surrounding area and would be contrary to policies UHT1 and UHT4 of the Eastbourne Borough Plan Saved Policies 2007, policies B2 and D10A of the Eastbourne Core Strategy Local Plan 2013 and the NPPF 2012.

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.

128 44 Kings Drive. Application ID: 140441 (HHH).

Proposed first floor extension over garage to form en-suite shower/dressing room together with internal alterations, including installation of staircase to increase ceiling height of lower ground floor rooms – UPPERTON. One letter of objection had been received.

The County Archaeologist raised no comments. The Environment Agency stated that although the site is located in an area that was within a flood zone, the risk of flooding from a proposal for a first floor extension above the garage was unlikely to have any impact that would increase the risk of flooding.

Mr Hesketh addressed the committee in objection stating that the proposal would result in a loss of light to his property.

RESOLVED: (By 7 votes with 1 abstention) That permission be granted subject to the following conditions: 1) The development hereby permitted shall be carried out in accordance with the following drawings received on 2 April 2014:

- Drawing Number 223700-01 - Existing Site Plan & Proposed Block Plan
• Drawing Number 223700-03 - Proposed Plans & Elevations
• Drawing Number 223700-04 - Proposed First Floor Plan & Sections
2) That all materials used in the external surfaces of the development hereby permitted shall match those on the existing building in terms of type, texture and colour.
3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.


Erection of 4no. floodlights, measuring 18m in height, and a covered terrace, measuring 8m wide, 3m in depth and 2.8m high, to the football ground. Floodlights to be in operation on Saturday afternoons and for 1no. weekday fixture per week – LANGNEY.

Eight objections and three comments of support had been received.

The relevant planning history for this site was detailed within the report.

The Estate Manager and Specialist Advisor (Environmental Health) had no comment. The Specialist Advisor (Arboriculture) recommended a condition on tree protection and service trench details to be supplied and agreed.

Councillor Shuttleworth, Ward Councillor, addressed the committee in support of the application stating that the space was a well-used community hub, supported by many volunteers, who had improved the area greatly over a number of years. Councillor Shuttleworth felt that the impact would be minimal compared to the benefits the lighting would achieve for the community in the area.

Members felt that the usage and hours of lighting should be limited.

**RESOLVED:** (By 5 votes to 2 with 1 abstention) That permission be granted subject to the following conditions: 1) Time for Commencement 2) Approved Drawings 3) Submission of samples of the materials to be used in the construction of the covered terrace/stand 4) The floodlighting (columns & lamps) hereby approved shall be implemented at the site in accordance with the details that accompanied the application and be retained as such thereafter 5) Plan TCBY.08/100B is used for the location and elevation details of the covered terrace/stand and shall not be used for the location of the floodlighting columns. For the avoidance of doubt the floodlighting columns shall be in accordance with the lighting assessment submitted with the application 6) The floodlights hereby approved shall not be in operational use outside of the following times:
  • 13:00 to 18:00 hours on Saturdays
  • 13:00 to 22:00 hours on Tuesdays.

130 Eastbourne Centre Adverts. Application ID: 140237 (ADV).
Free standing signboard with perimeter LED illumination displaying Hotel logos and information at hotel entrances. "V" Hotel logo fixed to bulkhead. Bar Entrance (South Elevation). Free standing signboard with perimeter LED illumination displaying Hotel logos and information "VISTA" Bar logo fixed to ceramic balcony. Grand Parade (South East Elevation). Hotel logo manifestation to existing glazed balustrades – MEADS. Three letters of objection had been received. A letter of support was received from Stephen Lloyd MP concerning the refurbishment works planned for the hotel.

The site was currently being considered for Listed Building status, however no decision had been made by English Heritage at this stage.

The planning history for this site was detailed within the report.

The Tourism Manager and Eastbourne Hotels’ Association made no comment on the signage. The Conservation Officer considered that the proposed signage was unsympathetic to the building and its setting within the Conservation Area and the seafront in relation to: location, materials, finishes and method of installation where specified.

The Conservation Area Advisory Group raised major objections to the proposal. It was felt that the proposed scale, material, colour, form and illumination were inappropriate for the surrounding Conservation Area.

**RESOLVED: (By 7 votes to 1)** That permission be granted subject to the following conditions: (1 – 5) Standard Advert Conditions (6) - provision of a lighting assessment – adjacent Devonshire Mansions.

131 **Eastbourne Centre Refurbishment. Application ID: 140192 (PPP)**

Internally refurbish ground to first floor public areas of existing hotel. Refurbishment of the hotel exterior and creation of new stepped access at corner of Grand Parade and Lascelles Terrace to allow direct access to the hotel bar – MEADS. Five objections had been received.

The relevant planning history for the site was detailed within the report.

The Tourism Manager and Eastbourne Hotels' Association made no response.

The Specialist Advisor Conservation commented that the application had also been considered within the context of the significant contribution the T & G centre had within the associative and historic importance and contribution of the building in the history of the Trades Unions movements in British social history. There were concerns that works represented significant harm to the fabric and fittings of the hotel specifically loss of: double height internal spaces, Original light fittings, concealment / removal of original surfaces, creation of new stepped access – adversely affect the intended balance and proportion of the exterior to the Eastbourne Centre, commemorative plaque – moved to unspecified location.
The Conservation Area Advisory Group raised objections to the provision of a portacabin on the front terrace, and considered that this would have an adverse impact on the exterior of the building and the wider conservation area. Strong concerns were raised regarding the loss of the original internal features, such as the lighting in the double height restaurant and the mural, which had particular historical references to the trade union movement.

The Highways department commented that the pavement around this site has been adopted as public highway. In theory the area of land in question could be used for construction of the access following: an application for a stopping up order for area, the legal process to be completed before anything built, the application be subject to public consultation and the control of land returns to original.

**RESOLVED:** *(Unanimous)* That permission be granted subject to the following conditions: 1) Time 2) Materials (AS SUBMITTED) 3) Approved Drawing 4) Limited hours of demolition / construction (in line with standard 5) Submission of materials – ceramic tiles for external balcony terrace 6) Siting of Plaque

132 Land at rear of 11-23 Eshton Road. Application ID: 140157 (VCO).

**Removal of condition 4 (obstruction) attached to planning permission ref: EB/2005/0523 - demolition of works/store and single storey extension, and erection of live/work unit – DEVONSHIRE.** 14 Objections had been received.

The relevant planning history for the site was detailed within the report.

The Housing Services Manager and Highways ESCC made no comment.

The County Archaeologist - did not believe that any significant archaeological remains were likely to be affected by these proposals and made no recommendations/request for conditions in this instance.

**RESOLVED:** *(By 4 votes to 3 with 1 abstention)* That permission be granted.

133 Inglewood Nursing Home, 9 Neville Avenue. Application ID: 140451 (PPP).

**Proposed 2-storey extension to provide 10 additional residents bedrooms complete with en-suite facilities, and alteration of existing rooms to provide improved circulation, an additional lounge and en-suite facilities to existing rooms. Also relocation of external store and associated changes to car parking – HAMPDEN PARK.** Seven objections had been received.

The relevant planning history for the site was detailed within the report.

The observations of the Specialist Advisor Planning Policy, Specialist Advisor Arboriculture, East Sussex County Council Highways, East Sussex County
Council Adult Social Care and Environment Agency were summarised within the report.

Mr Talbot addressed the committee in objection stating that the proposal would be a creeping over development of the site and that the scheme would increase the parking issues in the local vicinity.

Mr Franks, agent for the applicant, addressed the committee stating that the applicant had tried to resolve the current issues with the roof terrace, and stepped the development down towards the neighbouring properties to minimise the impact.

The committee agreed that the scheme would be an overdevelopment of the site, which would be detrimental to the surrounding area.

**RESOLVED: (By 5 votes with 3 abstentions)** That permission be refused on the grounds that the proposal by reason of the continuous unbroken length of roofline is incongruous, out of scale and style in an area where the predominant pattern of development is characterised by detached and semi-detached properties and as such the development would be visually dominant and out of character with the street scene. The proposal would be contrary to policies UHT1, UHT4 and HO20 of the Eastbourne Borough Local Plan (Saved policies, 2007) and B2 and D10A of the Eastbourne Core Strategy Local Plan (2007-2027).

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.

### 134 Planning Performance.

The committee considered the report of the Senior Specialist Advisor – Planning providing a summary of performance in relation to key area of the Development Management Services for the relevant period.

Members will be aware that together the Council deals with a whole host of planning applications covering a range of differing forms of development. Given the many varied types of planning application received Central Government require that all Councils report the performance in a consistent and coherent manner. To this end and for reasons the many varied applications were clumped together into three broad categories Major, Minor and Others.

In broad terms the types of application falling into these categories were outlined within the report.

In analysing the performance for the processing of these differing types of application the Government do allow 13 weeks for the processing major applications and 8 weeks for processing the Minor and Other categories. The figures within the report gave the development control performance figures against these categories and over the calendar year 2013 and the first quarter of 2014.

In addition the report also included information about the recent appeal
decisions and Members noted that any decision made to refuse an application opens the potential for an appeal by the applicant to the Planning Inspectorate.

The majority of the applications received were granted planning permission, however for those that were refused and challenged through to an appeal it was considered important to analyse the appeal decisions in order to determine and evaluate whether lessons needed to be learned, or interpretations needed to be given different weight at the decision making stage.

In addition the evaluation of the appeal decisions would also go some way to indicate the robustness and the correct application of the current and emerging policy context at both a local and national level.

Councillor Taylor raised the issue of receiving reports on Enforcement action, and Councillor Jenkins raised the issue of reports from the Difficult Properties Group – The Chairman agreed to discuss this with the Senior Specialist Advisor – Planning at their next meeting.

**NOTED.**

**135 Planning Register.**

This item was withdrawn and would be reported to a future meeting.

**136 South Downs National Park Authority Planning Applications.**

There were none.

The meeting closed at 8.56 pm

_Councillor Ungar (Chairman)_
App.No: 140677 (OSR)  
Decision Due Date: 24 July 2014  
Ward: Upperton

Officer: Anna Clare  
Site visit date: 20 June 2014  
Type: Outline (some reserved)

Site Notice(s) Expiry date: 21 June 2014  
Neighbour Con Expiry: 21 June 2014  
Weekly list Expiry: 10 June 2014  
Press Notice(s): 10 June 2014

Over 8/13 week reason: Brought to Planning Committee within Statutory time frame.

Location: St. Annes Veterinary Group, 6 St. Annes Road, Eastbourne, BN21 2DJ.

Proposal: Outline application for Access, Appearance, Layout and Scale (Landscaping Reserved) for the proposed demolition of existing building and redevelopment to provide 8 No. self contained flats.

Applicant: Mr J. DASH

Recommendation: Grant planning permission subject to conditions.

Executive Summary:
The proposal is for the demolition of the existing building and redevelopment of the site; permission for an identical scheme was approved in 2011, this is effectively to renew this permission which expires this year. There have been some changes in policy, the only implication is that the development is now subject to an affordable housing commuted sum payment which will be secured by condition. There are no significant changes in circumstances to warrant a refusal of the application given the previous approval of the scheme.

Constraints:
Archaeological Notification Area

Relevant Planning Policies:
National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013  
B2: Creating Sustainable Neighbourhoods  
C2: Upperton Neighbourhood Policy  
D10: Historic Environment  
D10A: Design

Eastbourne Borough Plan Saved Policies 2007
Site Description:
This detached Edwardian villa is located on the north east side of St. Annes Road, on the corner of Churchfield Mews (between the junctions with Enys Road and Hartfield Road. The property has been in use as a veterinary surgery on the ground and basement floors since the 1970’s, and has been significantly extended at the rear; a vehicular access is located adjacent to 4 St Annes Road and leads to a parking area at the rear of the site. The site is not situated within a conservation area, but is in close proximity to the Upperton Conservation Area which includes those properties facing onto Hartfield Road.

The surrounding area is principally residential, with some examples of modern developments both opposite the application site and to the side; these more recent properties have maintained a vertical and balanced emphasis in their design, which is an important feature of the character and appearance of local buildings. The area as a whole has retained a strong sense of its original character, with much of its architectural character and detailing intact.

Relevant Planning History:

010645
Residential development comprising a terrace of five houses and two flats, two semi-detached houses and a block of six garages together with associated parking areas.
Planning Permission
Approved conditionally
29/11/2002

030621
Redevelopment of veterinary surgery to provide residential (dwellings/flats) accommodation (Outline Application).
Outline (some reserved)
Approved conditionally
26/01/2004

090243
Demolition of existing building and redevelopment of site with a two storey building, providing nine self contained flats over three floors together with associated parking.
Planning Permission
Refused
19/06/2009

100722
Demolition of existing building and erection of a building containing 8 self-contained flats, together with associated parking spaces and cycle stores. (Outline permission)
Outline (some reserved)
Withdrawn
19/01/2011

110502
Demolition of existing building and erection of a building containing
8 self-contained flats, together with associated parking spaces and cycle stores. (Outline permission)
Outline (Landscaping reserved)
Approved Conditionally
01/12/11

**Proposed development:**
Outline planning permission for access, appearance, layout and scale (landscaping reserved) is sought to demolish the existing building and replace it with a two storey building containing eight flats over three floor, with six car parking spaces (including 1 no. disabled space) and three enclosed cycle stores at the rear (access from Churchfield Square).

The building would be constructed of brick and tile hanging under a tiled, pitched roof. The St. Anne’s Road (principal) elevation features an asymmetrical double frontage, with a square, double height bay under an overhanging gable on one side, and a ground floor bay with a flat, lead rolled roof on the other. The double height bay would support a small balcony with timber balustrading recessed under the gable. A third recessed gable would sit between the two main gables over an open porch with a timber valance leading to a recessed entrance door. The side and rear elevations are plainer, but with well proportioned windows and a total of three dormers and three small roof lights at roof level.

The accommodation would be arranged as four flats on the ground floor (two two-bedroom and two one-bedroom), three flats on the first floor (two two-bedroom and one one bedroom flats) and a two bedroom flat in the roof space.

The vehicular entrance is to be moved from the existing location on St. Anne’s Road to the side of the site in Churchfield Mews, to serve six parking spaces and three secure, covered cycle stores, together with several small landscaped areas. A gated refuse store is indicated adjacent to the vehicular entrance.

**Consultations:**
**Internal:**
Specialist Advisor (Planning Policy) – No objections. Subject to payment of commuted sum by way of a unilaterial undertaking to conform with policy D5 of the Core Strategy Local Plan 2013.

**External:**
East Sussex County Council Highways – Raise no objections to the application. Sufficient parking is provided to the rear of the site with an appropriate layout and size of parking
spaces provided; although the number of spaces is below that required (6 rather than 7 spaces) the stopping up of the existing dropped kerb in St Anne’s Road will increase on street parking and therefore this is considered acceptable. The access in to Churchfield Square is sufficient in width and will allow visibility along the street and is therefore also considered acceptable.

**Neighbour Representations:**
Objections have been received from Flat 6, 23 St Anne’s Road, 9 Hartfield Road, 1, 3 and 10 Churchfield Square, and cover the following points;

- Design not in keeping with character of other nearby properties;
- Buildings with original features should be treasured, and architectural heritage preserved;
- Additional strain to on-street parking;
- Loss of the Veterinary Group;
- Unsafe vehicular access from Churchdale Square;

**Appraisal:**

**Principle of development:**
Planning permission was granted on 1 December 2011 for the redevelopment of the site, the proposal is the same as previously approved. In terms of changes in policy since the 2011 permission, there has been the publishing of the National Planning Policy Framework and the adoption of our Core Strategy Local Plan 2013.

The National Planning Policy Framework is clear that sustainable residential development should be granted planning permission to ensure greater choice of housing in the local market and to meet local and national housing needs. The site has been formally identified for development within the Council’s Strategic Housing Land Availability Assessment (SHLAA) with the potential to deliver 4 gross units, therefore the site would be considered an identified development. The application proposes a greater level of development (gross 8 units, net 7 units). It would provide the opportunity to deliver 1-2 bedroom flats within the local neighbourhood.

The size and type of residential units proposed is considered appropriate for its neighbourhood location and conforms to the Council’s Strategic Housing Market Assessment. The case officer will determine the impact of the development on residential amenity and its impact on the local character of the neighbourhood. All of the proposed units meet the affordable housing local space standards identified in the Affordable Housing Implementation Technical Note and would help meet local need.

The application provides the positive gain of 7 net residential dwellings on an identified site within the Upperton neighbourhood, contributing positively to the Council’s spatial development strategy (Policy B1 of the Core Strategy). The proposed development will significantly assist in the housing delivery target for the neighbourhood. The development would conform to the Upperton Neighbourhood Policy (Policy C2 of the Core Strategy) in ‘delivering new housing through redevelopment and conversion of existing properties’ and is therefore considered sustainable development.
Saved Policy LCF21 aims to retain community uses, unless they are no longer needed, or other provision can be made. The text of the policy, however, refers to D1 uses with no qualification; although a veterinary surgery falls within class D1, it is not considered to be a community use within the spirit of the policy. In this particular instance, it is a non-conforming business use within a predominantly residential area. It is understood that the business is looking to relocate to more suitable premises, although no site has yet been found. It is concluded that the loss of the building would not conflict with policy LCF21.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area:**
It is considered there has been no change in circumstances since the 2011 permission. Prior to the 2011 permission the scheme was subject to negotiations with Officers to address previous reasons for refusal; the position of windows has been carefully considered to maintain acceptable overlooking distances with adjacent properties. Therefore it is not considered that the proposed building will result in any significant impacts in terms of amenity on surrounding residential properties to warrant the refusal of the application.

**Design issues:**
The existing building is not listed, nor is it located in a conservation area, or an area of high townscape value, and therefore there can be no policy objection to its loss. Moreover, the previous approval has established the principle of the loss of the building and the redevelopment of the site, although the previous approval is due to expire there have been no changes to policy which would change this aspect. The design of the proposed building is a pastiche, nevertheless, it is well executed with traditional features, such as diminishing window heights, decorative bands of tile hanging and strong gables, and would sit very comfortably in the street scene. The proposed building is therefore considered acceptable in terms of scale, and materials proposed.

**Impact on character and setting of a listed building or conservation area:**
The site is not located within a conservation area but is near the boundary of the Upperton Conservation Area. However, it is considered given the context of the site that the proposal would preserve the character and appearance of the setting of the conservation area.

**Impacts on trees:**
No impacts on trees.

**Impacts on highway network or access:**
Access will be provided from Churchfield Mews as granted under the previous application. East Sussex County Council Highways have raised no objection to this access arrangement, as the proposed access is width enough to allow visibility along the street. The level of parking is considered acceptable for the location of the site taking into account that on-street parking will be increased by 1 car with the removal of the existing dropped curb on St Anne’s Road.

**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:**
As there have been no material changes in circumstances since the previous application, the access and parking provision is considered acceptable and it is considered that the development will not result in significant harm to amenity of surrounding residential properties, it is recommended that planning permission is granted subject to conditions.

**Conditions:**
(1) Approval of reserved matters (landscaping)
(2) Submission of reserved matters
(3) Time limit for submission of reserved matters
(4) Time limit for commencement
(5) List of approved plans
(6) Hours of operation during construction
(7) Submission of samples
(8) Provision of privacy screens
(9) Submission of details of doors/windows/joinery/flues
(10) Floor levels
(11) Submission of details of boundary walls
(12) Obscure glazing with restrictors in ground floor side windows
(13) Before occupation provision of vehicular access, parking, cycling and refuse stores.
(14) The building shall not be occupied until the existing access shown on the submitted plans has been stopped up and the kerb and footway reinstated.
(15) During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site.
(16) The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles
(17) Subject to completion of a Unilateral Undertaking to secure the payment of comuted sum for off-site affordable housing.

**Informative:**
1. Although this proposal indicates a new access, it is from Churchfield Square which is not an adopted highway and therefore highway conditions have not been issued in this instance
2. The applicant's attention is drawn to the need for a Sec 184 licence for closing up the existing access. The applicant should contact ESCC on 01273 482254 prior to commencement of development to complete the agreement and pay the necessary fee.
App.No: 140770 (PPP)  
Decision Due Date: 04/08/14  
Ward: Devonshire  
  
Officer: Leigh Palmer  
Site visit date: 09/06/14  
Type: Full Planning Permission  
  
Site Notice(s) Expiry date: 02/07/14  
Neigh. Con Expiry: 02/07/14  
Weekly list Expiry: 02/07/14  
Press Notice(s): 02/07/14  
  
Over 8/13 week reason: Reported to Committee  
  
Location: Former Coventry Court Site, 473 Seaside, Eastbourne  
  
Proposal: Development of 23 residential units and 31 parking spaces, comprised of 13 terraced houses (8no x 3 bed and 5no x 2 bed), and 10 flats in two blocks (8no x 2 bed and 2no x 1 bed).  
  
Applicant: Eastbourne Homes Ltd  
  
Recommendation: Grant Planning Permission subject to conditions  
  
Planning Status:  
- Predominantly residential area  
- Flood Zone 3a  
- Source Protection Zone 1  
  
Relevant Planning Policies:  
  
National Planning Policy Framework (April 2012):  

With the adoption of the NPPF, greater weight should be given to sustainable developments, having regard to the environmental, economic and social impact of the proposal. Where a proposal is acceptable in principle, every effort should be made to work up a scheme that addresses any outstanding planning issues, and that addresses the long term needs of a place, as identified in the Local Plan / Core Strategy.  

The following paragraphs from the NPPF are considered relevant to the application at Coventry Court:  
- Core planning policies:  
  Para 17 - Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.  

Transport:
Para 32 states that planning permission should only be refused on transport grounds where the residual cumulative impact is severe.

- **Delivering a wide choice of high quality homes:**
  Para 49 - Housing applications should be considered in the context of the presumption in favour of sustainable development.

**Quality Homes**
Para 50 requires that Local Authorities should plan to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive development.

- **Requiring good design:**
  Para 56 - The Government attaches great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

**Eastbourne Core Strategy Local Plan 2006-2027**
- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C2: Seaside Neighbourhood Policy
- D1: Sustainable Development
- D5: Housing

**Eastbourne Borough Plan (Saved polices, 2007):**
- UHT1: Design of New Development
- UHT4: Visual Amenity
- UHT6: Tree Planting
- UHT7: Landscaping
- HO1: Residential Development Within the Existing Built-up Area
- HO2: Predominantly Residential Areas
- HO6: Infill Development
- H07: Redevelopment
- H09: Conversions and Change of Use
- HO20: Residential Amenity
- TR1: Locations for Major Development Proposals
- TR2: Travel Demands
- TR5: Contributions to the Cycle Network
- TR8: Contributions to the Pedestrian Network
- TR11: Car Parking
- BI1: Retention of Class B1, B2 and B8 Sites and Premises
- BI4: Retention of Employment Commitments
- NE4: Sustainable Drainage Systems
- NE23: Nature Conservation of Other Sites
- US4: Flood Protection and Surface Water
- US5: Tidal Flood Risk

**Eastbourne Supplementary Planning Documents:**
- Sustainable Building Design SPD
- Trees and Development SPG
- Affordable Housing Technical Advice Note 2013
Site Description:

The site is currently a vacant plot with the former building being demolished as considered no longer fit for purpose.

The site forms a part of the Councils housing portfolio and the former building was reflective in its architectural detailing of other similar block around town.

The site commands a prominent position with three street frontages, Seaside, Vine Square and Allfrey Road. The principle elevation of the former building faced Seaside with side elevations onto the Vine Square and Allfrey Road.

The predominant pattern of development in the surrounding area is characterised by residential properties in many differing forms. Immediately to the rear is the large block (Renfrew Court) containing predominantly Council housing stock, although some of these units have been purchased under ‘right to buy’ legislation. Further afield the residential accommodation changes to more intimate two storey dwelling houses and apartments above ground floor commercial shops and offices.

Given the intimate nature (small plots) of a number of nearby residential dwellings there os no potential for off street parking and as such they rely on street parking; this is a common feature in the part of the town.

Despite the predominant pattern of development being residential there is a mix of commercial and community uses/buildings in the locality (churches, pubs and shops, dentists).

Relevant Planning History:

Save for the original development of Coventry Court there is no material planning history.

120906 Demolition of the existing Coventry Court building Agreed 30th October 2013

Proposed development:

Application proposes the redevelopment of the site to provide Development of 23 residential units and 31 parking spaces.

The scheme proposes three separate buildings, one facing Seaside, one facing Vine Square, and one facing Allfrey Road.

Seaside Building-

This building is the largest proposed and is located close to the site frontage with Seaside.

The building is predominantly linear in form and follows the building line of properties along part of Seaside. The block is ‘book-ended’ by higher built form (three storey with pitched roof) linked by a two storey terrace with pitched roof.

This new building provides accommodation for:-

- 2 X 2 bedroom ground floor disabled accessible flats (64sqm)
• 2 X 2 bedroom maisonettes (76sqm)
• 4 x 2 bedroom apartments (60sqm)
• 2 x 1 bedroom apartments (43sqm)
• 5 X 3 bedroom dwelling houses (102sqm)

This building includes accommodation for refuse/recycling and cycle parking.

Located at the Vine Square - Allfrey Road junctions are off street parking courts providing 15 spaces. This is a parking density of 100% (1 space per residential unit)

The entire block is to be constructed using facing brick and artificial slate roof with standard and feature glazing. The height of the ‘book end’ buildings is approximately 11.5m to the top of the pitched roof; the height of the terrace building is 9m.

The scale and mass of the building is broken up by differing roof/eaves line lines, recessed and projecting features including feature bay windows.

The terrace dwellings and the maisonettes have access to front and rear garden space with shed in the rear garden and bin stores within the front. The front gardens are separated from the footpath on Seaside by a low boundary wall.

Allfrey Road Building-
This terrace building provides accommodation for:-

• 4 x 3 bedroom dwellings

Each of the units have access to rear garden space and within the front garden area is space sufficient for two off street parking spaces as well as cycle and refuse/recycling facilities.

The parking density is 200% (2 off street spaces per unit)

This terrace is to be clad in facing brickwork with artificial slate covering to the pitched roof. Delineation between the blocks is achieved by incorporating roof fire wall and feature bay windows which are clad in render.

Vine Square Building-
This building provides accommodation for:-

• 4 x 3 bedroom dwellings

Each of the units have access to rear garden space and within the front garden area is space sufficient for two off street parking spaces as well as cycle and refuse/recycling facilities.

The parking density is 200% (2 off street spaces per unit)

This terrace is to be clad in facing brickwork with artificial slate covering to the pitched roof. Delineation between the blocks is achieved by incorporating roof fire wall and feature bay windows which are clad in render.
Supporting Reports-

In support of the scheme the application has been accompanied by a number of technical reports the content of these are summarised below:-

Arboriculture Report – Recommends that the on site trees (cherry and holly) have low amenity value and should be removed to facilitate the development and the two Elm trees that lie adjacent to the site in the highway should be protected during the construction phase of the development.

Biodiversity Report – Site has very little existing bio-diverse habitat and through this scheme there may be the potential to increase/enhance the biodiversity of the site.

Sustainability Assessment – Scheme will deliver at least Code for Sustainable Homes Level 3, all fittings will be low water consumption and A+ rated boiler/electrical appliances, the site is located close to local facilities and services including shops, schools, pubs and other community buildings, the site is located on public transport routes providing frequent link to the Sovereign Harbour and the Town Centre, the design of the scheme introduces defensible space with front and rear gardens and within these area there is the potential to increase the biodiversity/habitat at the site. All of the dwellings and apartments have been designed to have good daylighting with many having full height feature glazing. Development would be implemented using Considerate Constructors Scheme.

Archaeological Assessment – No significant evidence of archaeological features at the site.

Planning Statement – Identifies the pressures of local housing need. Application fully supports the Councils initiatives of maximising the development potential of previously developed sites at the same time as ensuring quality living environments. The scale and layout and character of the development is consistent with the prevailing pattern of development in the locality. The development will comply with Part M (accessibility) of the current building regulations.

Parking Statement/Survey – Scheme proposes 31 spaces across the entire development. A site survey of surrounding streets was undertaken to outline the availability of on-street parking. The survey took place over three separate days and included sampling over a 1 hour period during the morning and evening rush hours and also at mid day. The results concluded that there were significant available on street parking spaces.

<table>
<thead>
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<th>Street Name</th>
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<tr>
<td>Seaside</td>
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<tr>
<td></td>
<td>37 AM 37 Mid Day 37 PM</td>
</tr>
<tr>
<td>Norway Road</td>
<td>19 AM 16 Mid Day 12 PM</td>
</tr>
<tr>
<td>Alfrey Road</td>
<td>20 AM 20 Mid Day 18 PM</td>
</tr>
</tbody>
</table>

Consultations:
Planning Policy Manager – Proposal is proposed to provide affordable housing units delivered by Eastbourne Homes, this would support both policies B1 and C2 of the Core Strategy as well as meeting EBC corporate priorities in particular ‘Thriving Communities’ ‘At Home in Eastbourne’ and ‘the draft Driving Devonshire Forward’ initiative it is considered therefore that this scheme is to be fully supported.

Strategic Housing Manager - Housing Strategy – Eastbourne households have significantly less discretionary income than households in England as a whole and so will find it harder to pay high private sector rents or increased mortgage costs that may accompany the purchase of home. With demand for home ownership remaining high, there is a clear case for additional home ownership options to be made available in the town. Shared ownership is one of those options. Demand for low cost home ownership in Eastbourne currently stands at 139 households. That is why the Coventry Court scheme includes eight shared ownership homes. Turning to rented homes, the Council currently has a waiting list of circa 2,500 households (the Housing Register is currently undergoing its annual review) who would benefit from an Affordable Rented Home, with total social lettings being on average circa 250 a year. Coventry Court addresses needs for single, couple and family households, all of whom are represented on the Housing Register.

The population of Eastbourne is growing making the need to provide more homes is a necessity. The town is expected to have by 2035 a population of 111,000, with households by 2033 expected to total 60,000. There is predicted to be an average annual increase between 2010 and 2033 of around 400 households. Need for new and additional homes that are affordable to local people is estimated as being 230 each year.

The rented properties will be let by the Council at affordable rents on secure tenancies.

Eastbourne Homes:– Eastbourne Homes use their role as client to effect employment and training benefits for local people linked to their development and maintenance programmes. This approach is designed to work with and compliment the normal S106 procedure by developing and providing a working mechanism for delivery of outcomes whilst also bringing the same intended local benefits to procured work which may fall outside of the planning processes.

In response, an approach not dissimilar to the CITB Client Led Approach or that advocated by The Homes and Communities Agency has been adopted, whereby a matrix of target outcomes has been produced as a guideline linked to the project cost. These target outcomes are aspirational and generally exceed those recommended elsewhere. The targets are specific and would then be transferred into obligations contained in the tender prelims.

In addition to making employment and training considerations a requirement they have supported the process by establishing an initiative called Building Partnerships. This initiative will adopt a facilitating role by brokering opportunities and referring appropriate candidates whilst monitoring performance against contract obligations.

In short as Eastbourne Homes are the applicant and the employment issues are proposed to be covered it is considered not necessary to secure a S106 to deliver employment related issues.
Neighbour Representations:
Site and press notices were published along with 140 letter direct to neighbouring residents/businesses. As a result of this consultation the Council received the following representations:-

1 letter of objection has been received commenting in the main on the following issues:-

- Junction with Vine Square, Seaside and Finmere is an area where there has been traffic collisions and failure to stop on the zebra crossing, increase in parking in the this area may increase these incidents.
- May be a conflict between parking and the pick up and drop of for the nearby school
- Trees shown on the plans should be provided to provide screening and maintain privacy.
- Limitation on construction hours
- Construction traffic and parking needs to be delivered.

Appraiser:
The main considerations in the determination of this application relate to the:-

- principle of the development
- the acceptability of the layout, siting and design,
- the impact of the proposal on surrounding residential amenity,
- its impact on the character and appearance of the area,
- highway safety considerations and the provision of sufficient car parking spaces for residents and visitors.

Principle of Development

The scheme is being promoted by Eastbourne Homes and The Head of Housing and relates to land that forms part of the Councils housing land portfolio. The redevelopment of the site for residential purposes accords with the longstanding use of the site and accords with the Councils wider redevelopment aims and ambitions for the wider Devonshire area.

Given the above there are no objections to the redevelopment of the site for residential purposes and would go some way to mitigating the pressure for
affordable accommodation within the town; this view is echoed by the Councils Strategic Housing Manager’s response (above),

Paragraph 17 of The National Planning Policy Framework 2012 states that Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Bringing forward development on this site is therefore of critical importance to the Council’s spatial development strategy (Policy B2), in order to meet local housing need and housing targets. The development conforms with the Neighbourhood Policy (Policy C2: Seaside) in that it ‘delivers additional housing through making more efficient use of land’.

As such, it is considered that, the site being a long standing housing site within the Councils portfolio, the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site for housing is acceptable in principle in accordance with Policies C6 & C2 of the Eastbourne Core Strategy and the aims of National Planning Policy Framework 2012.

Layout, Siting and Design
Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The former building had reached the end of its operational life and was considered no longer fit for purpose; the building was beginning to show signs of falling into disrepair and in and of itself it was considered it did not have any particular architectural merit. As such there was no objection to its demolition; (evident from planning history above) its replacement needs to deliver across a number of fronts:-

- deliver the maximum number of residential units in a form and manner that the Housing Service consider to be appropriate to mitigate the housing pressures faced by the Council in the coming years.
- Deliver a building that in architectural terms sits well on the site as well as
- Providing a statement building at this important site on the approaches to Devonshire Ward in particular and the Town Centre in General.

The layout with the main building block located towards the front of the site respects the typical built form of this part of Seaside and the terraces proposed along the return highways off Seaside are of a size and scale that reflects the predominant pattern of development in these and surrounding roads. This subsidiary scale of development helps in architectural terms to carry the transition from the main thoroughfare (Seaside) through the more intimate side streets.
The layout provides defensible space to the front and rear of the terraced dwelling houses and again this is reflective of the pattern of development in the wider area.

The number and layout of the houses within the site appears to be well structured with reasonably good sized rear gardens and spacing between the terraces in the side roads and the apartments. The houses have been grouped into terraces which break up the expanse of development into more aesthetically pleasing sections and provide relief and views through the site. Separation distances between the first floors of the proposed terrace houses within the site are at a minimum of 15.5 metres which is an acceptable distance without appearing cramped and is reflective of development in tight urban locations like the Town Centre/Devonshire Ward.

There is soft landscaping proposed to provide an enhanced habitat at the site as well as breaking up the areas of parking. Details of tree planting and hard and soft landscaping indicated on the submitted layout plans would be secured by condition.

The design of the proposed buildings has taken its architectural referencing from the pattern of development in the locality, namely stock brickwork below pitched slated roof with small front gardens behind small walls/fences. The use of these key design elements has given a unity across the development despite the scheme proposing three separate buildings. This unity is further enhanced by the use of a common limited palette of materials and a common architectural language of features (window proportions, bay windows, bin store locations, pitched roofs).

As such, it is considered that the layout, siting and design of the proposal are acceptable in accordance with Policies UHT1 of the Eastbourne Local Plan and B2 of the Eastbourne Core Strategy.

Residential Amenity Impact
Policies HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy B2 of the Eastbourne Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

It is considered that the redevelopment of the site to provide new housing would significantly improve the visual appearance of this section of Seaside as well as visual amenity when viewed from surrounding residential properties.

The reduced height, bulk and scale of the proposal in relation to the units in the terraces in Vine Square and Allfrey Road would go some way to mitigating the impacts of the development upon the adjacent properties/plot. The separation distance between the units on site and immediately off site are considered appropriate so that the development should not have any material impacts upon the amenities of the occupiers of these properties/plots through direct overlooking. As such, it is considered that any overlooking and loss of privacy would not be significantly harmful in this instance to justify refusal or removal of units from the scheme.

With regards refuse provision, due to the provision of terraced housing units, it is assumed that each house would have use of individual wheelie bins and recycling.
facilities which would be stored at the front or rear of each terraced house. Communal facilities have been provided in accessible locations and of a size that would be fit for purpose.

As with many large developments there will be short term impacts from the demolition and construction elements of the scheme. It is considered therefore that due to the scale of this proposal, a Construction Environmental Management Plan is required to address the impact of the potentially intrusive impacts of the construction phase/s on local residents and the surrounding road network and secured by condition.

As such, it is considered that subject to conditions, the proposal would not significantly impact adversely on surrounding residential amenity in accordance with Policies HO20 of the Eastbourne Local Plan and Policy B2 of the Eastbourne Core Strategy.

Access, Car Parking and Highway Considerations
Policy TR1 states that major development proposals should located on sites within the town centre or edge of town centre and accessible by a variety of means of transport.

Policy TR11 of the Eastbourne Local plan states that new development must comply with car parking standards as set out in the East Sussex County Council Highways SPG parking standards.

The applicants have provided a Transport Assessment/Parking Survey in accordance with Policy TR2 of the Eastbourne Local Plan to support the proposed scheme including a justification of the proposed parking provision, and parking surveys of surrounding streets and has been considered by East Sussex Highways and deemed to be acceptable and appropriate.

The proposal involves the provision of 31 car parking spaces across the entire development (100% for the apartments and front terrace and 200% for the terraces in Vine and Allfrey Road which is deemed to be acceptable to East Sussex County Council and is reflective of the characteristics of the site and surround area.

In addition, the site is within an acceptable distance (less than 400m) from a bus stop which links the site to the town centre, the hospital, colleges and within walking distance of the town centre and Eastbourne mainline train station which makes the site accessible to public transport in accordance with Policy TR1.

It is accepted that the scheme may place pressure for on street parking as if there remains a latent demand then this would have to be accommodated within the surrounding streets. In order to ensure that any potential overspill parking can be accommodated, the applicant has undertaken parking surveys to assess the current level of on street parking in the surrounding streets. This is partly on the basis that the national highway guidance (Manual for Streets) states that it is suitable for some developments to cater for all anticipated demand on street, in areas where adjacent streets are easily able to accommodate the increase. Therefore it would also be acceptable for a development to at times rely on on-street parking for any overspill parking which occurs. As is evident from the information supplied in connection with this application there is available on street parking at locations that are readily accessible to the users/occupiers of the site at a density to meet any
shortfall in on site demands. Given this and the advice contained with the NPPF on traffic/parking grounds (referred to above in policy section) a refusal based on the lack of parking could not be substantiated.

It is noted that cycle parking is to be provided for each dwelling in accordance with ESCC standards. Details of cycle storage facilities are not shown on the plans, however, the Transport Assessment indicates that covered and secure cycle storage facilities would be stored in the rear gardens of each house. As such, a condition is recommended requiring details of the facilities prior to occupation of the development.

Therefore, it is considered that the proposal accords with Policy TR11 of the Eastbourne Local Plan and Policy C6 of the Eastbourne Core Strategy.

Affordable Housing
Policy D5 seeks to deliver housing within the sustainable centres and sustainable neighbourhoods and must take appropriate account of the need identified in the most up-to-date strategic housing market assessment with particular regard to size, type and tenure of dwellings. All development will be required to contribute towards affordable housing where there is a resultant net gain of 1 or more residential units (C3 Use Class).

This scheme is being promoted by Eastbourne Homes and as such 100% of the units provided would be affordable. It is accepted that this scheme proposes a mix of tenures across the accommodation proposed however as outlined by the Strategic Housing Manager this mix is deemed appropriate in mitigating the accessibility to affordable housing across all of our the client group within Eastbourne and also that it would go some way to mitigating the growing pressures going forward. As such, the proposal would, meet the requirements of Policy D5 of the Eastbourne Core Strategy in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as possible.

Sustainable Development
Policy D1 of the Eastbourne Core Strategy requires all new development to be sustainable and be well designed and constructed and demonstrate that it has taken account of the principles of sustainable development. All new residential developments should demonstrate that they meet the minimum requirement of Code Level 4 for all new homes from April 2013.

The applicants have submitted an Environmental Statement incorporating SAP calculations to demonstrate that the proposed development has been designed to achieve a minimum of code level 3 of the Code for Sustainable Homes and go beyond the minimum requirements of the building regulations.

The applicants consider that the additional cost in providing 23 residential units to meet code level 4 would be not be financially viable and would significantly reduce the numbers of affordable housing units that could be provided. In addition, a material consideration in the evaluation of this issue is the recent Government consultation on the Housing Standards Review which is seeking views from Local Authorities and the wider public on integrating the codes for sustainable homes into the Building Regulations rather than as a separate Planning Policy. The results of this consultation have not been made available at this early stage. However, the
review has identified that that the provision of higher codes than the existing building regulations set out may have an adverse impact on the viability of housing developments in certain areas of the country. This is particularly relevant to this proposal and is a material consideration in the determination of the proposal.

The standards proposed through the application align with current Building Regulations, however their Sustainability and Energy Statement does identify measures which can be introduced to reduce household waste, water consumption and energy. As such, given the proposal would not meet the requirements of Policy D1 of the Eastbourne Core Strategy and the Sustainable Building Design Supplementary Planning Document, it is considered that on balance the provision of a lower code 3 level development in this instance is acceptable in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as the viability assessment prescribes.

**Trees and Landscaping**

Policy UHT6 requires new trees to be of a species that retains the distinctive character of Eastbourne and be of a size to make a significant visual impact to the locality.

Policy UHT7 requires development proposals to make improvements to the physical environment through site layout and landscaping and conditions will be imposed requiring landscape proposals to be approved before development commences.

An arboricultural report has been submitted to demonstrate that the existing trees on site are of low arboricultural and landscape value. Therefore, it is intended that all trees on site are to be removed to facilitate the development and would be replaced with a robust species which are well suited to urban planting in appropriate locations. The site layout plans show basic hard and soft landscaping details and new tree locations but appear to be indicative only.

The Council’s Arboricultural officer has been consulted and raises no objections to the removal of the existing trees on site subject to a condition requiring the submission of comprehensive landscape details incorporating suitable replacement tree and planting species and their locations.

As such, the proposal would accord with Policies UHT6 and UHT7 of the Eastbourne Local Plan.

**Biodiversity**

Policy NE23 of the Eastbourne Local Plan states that planning permission will be refused for developments which would have a significant adverse effect, either directly or indirectly, on a habitat and/or species of flora and fauna of demonstrable nature conservation importance.

Paragraph 118 of the National Planning Policy Framework states that opportunities to incorporate biodiversity in and around developments should be encouraged.

A biodiversity survey and report has been submitted and concludes that the site offers low to insignificant ecological value. The report recommends some biodiversity enhancements to the development including the provision of bird boxes, bat roosting spaces, climbing plants, drought resistant wildflower gardens and integration of green/grey roofs. Due to the nature of the proposed development of
houses with private gardens, it is considered that these recommendations would be difficult to implement, maintain and enforce. Notwithstanding this the scheme has the potential to incorporate additional tree planting which in turn would increase the biodiversity potential of the site.

As such, the proposal would meet the requirements of Policy NE23 of the Eastbourne Local Plan and the National Planning Policy Framework 2012.

Other Considerations

The site is located within the Tidal Flood Zone 3a, and although this area is protected by coastal flood defences, consideration should be given to minimising flood risk.

The applicant confirms that finished floor levels will be at a level with those within the former building and that with the implementation of SUDS measures will alleviate surface water flooding and drainage issues. It should be noted that the site contained a significant building/site hard standing coverage and as such the current proposal would be no worse than that that created by the former building.

This is considered appropriate and conditions are recommended to secure the submission of surface water drainage details and any amendments to finished floor levels during the course of the development in accordance with Policy NE4 of the Eastbourne Local Plan.

Human Rights, and Equality and Diversity Implications:

It is considered that the proposal would not have any adverse impact on the amenities of nearby residents, nor have any negative impact on human rights, equality and diversity.

The scheme is being provided by Eastbourne Homes and would provide 100% affordable housing units and includes two ground floor disabled accessible apartments. It is considered that this would assist in meeting the pressure for affordable housing locally as well as providing fit for purpose accommodation for a particular client group.

Conclusion:
The site being a long standing housing site with the Council housing portfolio, the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site to provide 23 new residential units in a form/manner that would mitigate the houses is acceptable in principle.

The overall design concept for the houses is considered to be original and aesthetically pleasing subject to an appropriate palette of materials. The number and layout of the houses within the site appears to be well structured with reasonably good sized rear gardens and spacing between the blocks proposed.

With regard to the impact on surrounding residential amenity, it is considered that subject to conditions, the proposal is a significant improvement on the appearance of the former building, acceptable separation distances and improved visual amenity. As such, it is considered that the proposal would not have an adverse impact on surrounding residential amenity.
With regard to Sustainability requirements, given the proposal would not meet the requirements of Policy D1 of the Eastbourne Core Strategy and the Sustainable Building Design Supplementary Planning Document, it is considered that on balance the provision of a lower code 3 level development in this instance is acceptable in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as the viability assessment prescribes.

The site has low to insignificant ecological value and no objections are raised to the removal of trees, which are of low arboricultural and amenity value, and their replacement through a comprehensive landscape scheme for the site.

Overall, it is considered that the proposed redevelopment of the site is acceptable and accords with national and local planning policy.

**Recommendation:** Recommendation A: Grant Planning Permission subject to conditions

**Conditions:**

(++ Prior to commencement)

(// Prior to occupation)

1. Time limit
2. In accordance with plans
3. Samples of materials (++)
4. Site Construction and Compound Management Plan (++)
5. Traffic Management Scheme (++)
6. Scheme for surface water drainage (++)
7. Finished floor level details
8. Boundary treatment (//)
9. Parking areas provision (//)
10. Cycle parking provision (//)
11. Details of both hard and soft landscape works
12. Vehicle wheel washing equipment
13. Hours of operation
14. All permitted development rights removed (extensions, windows & doors, gates, fences walls, structures, development in rear garden)

**22. Informatives**

- Pre-commencement conditions to be discharged
- Pre-occupation conditions to be discharged

**Appeal:** Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.
### Executive Summary:

This application seeks to vary elements of the new building and the external remodelling of existing building at the East Free School (Known as Gildredge House).

140798

Whilst there is no objection in principle to the applicants seeking to vary the design and appearance of the sports hall it is considered that the proposed changes to the sports hall have resulted in a building that has a somewhat utilitarian appearance which is considered to be at odds with the character of the site and its setting against the backdrop of the mature planting and the South Downs.

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<th>Ward:</th>
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<td>Leigh Palmer</td>
<td>11/06/2014</td>
<td>PPP</td>
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| Site Notice(s) Expiry date: | 05/07/2014 |
| Neigh. Con Expiry:          | 05/07/2014  |
| Weekly list Expiry:         | 05/07/2014  |
| Press Notice(s):            | NA         |

| Over 8/13 week reason:         | Reported to committee within time |

| Location:                       | Former NHS Dental Practice Board, Compton Place Road |

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<td>140798 Erection of three-court sports hall.</td>
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| 140796 Erection of three storey extension and external alterations to existing buildings. |

| Applicant: | Gildredge House Free School |

<table>
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<th>RECOMMENDATION</th>
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<td>Refuse</td>
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| 140796 Erection of three storey extension and external alterations to existing buildings. |
| Approve Subject to Conditions |
As the works on this element of the development are significantly progressed without a formal planning permission in place a Temporary Stop Notice has been served on the site/developers.

This notice has the effect of ceasing all further construction works on the sports hall building until the debate around its planning merits have been debated and a decision made at this planning committee.

This application is recommended for refusal.

140796

The changes to the external fabric of the main building are considered to be appropriate and would not result in any material harm to the character of the host property nor be harmful to the long and short range views of the site. It is considered therefore that this application is acceptable.

This application is recommended for approval.

On both applications as the use of the site has previously been supported and that these applications do not proposes any increase in the school number then the proposals remain acceptable in terms of their impact on the highway network.

**Planning Status:**

- Archaeological Notification Area
- Source Protection Zone 3
- Tree Preservation Order 139
- Adjacent to South Downs National Park

**Relevant Planning Policies:**

The **National Planning Policy Framework** (NPPF) was published in March 2012 and supersedes Planning Policy Guidance Notes and Planning Policy Statements and provides a concise policy document. The NPPF introduces a ‘presumption in favour of sustainable development’ although it still requires proposals to be determined in accordance with the development plan.

The **Eastbourne Core Strategy Local Plan** (2013) was adopted by the Council in February 2013 and the following policies are considered relevant to this application:

- Policy B1 Spatial Development Strategy and Distribution
- Policy B2 Creating Sustainable Neighbourhoods
- Policy C10 Summerdown and Saffrons Neighbourhood Policy
- Policy D7 Community, Sport and Health
- Policy E1 Infrastructure Delivery
- Policy D10a Design
- Policy D1 Sustainable Development

The following ‘saved’ policies of the **Eastbourne Borough Plan** are considered to be relevant to this application:
Site Description:

The site is now being operated as Gildredge House School and there is significant building works in operation at the site.

At the time of the site the school were implemented the new build – refurbishment works as approved under the previous consent. The site visit confirmed that the applications reported here were essentially retrospective applications as the changes to the sports hall building and modifications to the school buildings were significantly progressed.

At the time of the site visit an element of the car park was being used as/for contractors vehicle parking. This will be short lived and the car park arrangement is not to be varied by either of these applications.

The site consists of 8 main buildings interlinked around a large sports field. The buildings range in age from 1877 through to the 1980’s. None of the existing buildings are Listed or locally Listed.
Relevant Planning History:

The buildings on site have been subject to extensions and alterations over time.

130161 Change of use of land from office (B1) to mixed use comprising non-residential education (D1) staff residential units (C2) and office (B1) and demolition of existing single-storey prefabricated building and erection of sports hall, three-storey extension and enclosed entrance court with associated landscaping and play and sports space: GRANTED 02/09/2013

Previous Approved Scheme

The sports hall will be rectangular in shape with a shallow pitched roof. The building will measure approximately 55 metres in length by 22 metres in width and will extend to 10 metres in height at its highest point. The external walls will include a brick plinth up to a height of approximately 3 metres with coloured render above this.

The front (east facing) elevation will be punctuated by a single-storey foyer/pavilion element that will have a flat roof and glazed facade.

The building will comprise four courts providing space for numerous sports including tennis, basketball, volleyball, netball, badminton, 5-a-side football and indoor cricket.

At the stage of the original consent it was envisaged that the school would be formed of three groups:

• The Lower School for those aged between four and eight (Reception to Year 3)
• The Middle School for those aged between eight and thirteen (Year 4 to Year 8) and
• The Upper School for those aged between thirteen and sixteen (Year 9 to Year 11) plus sixth form students in Years 12 and 13 (aged seventeen to nineteen).

Approximately 128 staff will be employed (approximately 106 full-time), consisting of 84No. teaching staff and 44No. non-teaching staff.

The initial pupil intake proposed for September 2013 would be 56 Reception Year pupils (age 4+) plus 120 Year 7 pupils (age 11+). The remaining 1,056 pupils would be introduced over each successive year in increments, with a total capacity of 1,232 achieved in September 2019.

The total of 1,232 pupils will be accounted for as follows:

• Reception Year to Year 6 (primary education) – 392
• Year 7 to Year 11 (secondary education) – 600
• Year 12 and Year 13 (sixth form secondary education) – 240

An initial ‘Phase 1’ redevelopment programme is necessary to accommodate the first 176 pupils in September 2013
It will be a non-residential school with core opening hours between 8.30am and 3.00pm for the lower school, whilst the middle and upper school will remain open until 4.00pm, with extra-curricular sessions continuing on until 5.00pm. This offers parents the opportunity to collect their children within their normal working day. As a result there will be a gradual departure of pupils and staff from the site, rather than one peak departure time as is the case with many schools. School gates will open for pupils at approximately 8.00am so children can arrive for morning groups, which will again create a more gradual arrival pattern. In addition, it is proposed that the school facilities will be available for use by the community outside normal school hours.

There is no information that this position has/will change as a result of these applications.

**Proposed development:**

140798 Sports Hall

Full planning permission is sought for a sports hall to be located at Gildredge House.

This application seeks approval for an alternative to the sports hall approved previously (130161) in September 2013.

The location of the sports hall is predominantly in the same location as the one previously considered namely sited on the western part of the site.

The proposed revised sports hall will be positioned lengthways from east to west running adjacent to the tree belt along the southern boundary of the site.

The footprint of the current scheme measures approximately 18m X 27m is capped with a flat roof at a height of approximately 9m, ventilation/plant pod are to be located on the top of the flat roof resulting the in the maximum height being approximately 10.2m.

The external fabric of the sports hall is a propriety cladding system with exposed supporting superstructure. The external colouring is a light grey colour.

140796

This application proposes modifications to the external fabric of three parts of the school campus; these buildings relate to:-

- the proposed three storey extension
  The proposed three storey extension is proposing to remodel the window openings and fenestration pattern giving them a more vertical emphasis and to clad this extension in facing brickwork.

- the existing school block and
  The existing school block is proposing to reduce the extent of glazing, incorporate facing brickwork to the ground floor to visually provide a plinth to this part of the building. This ground floor brickwork links in with the
external appearance of the three storey extension.

- the proposed glazing courtyard infill. The glazed screen wall to the inner courtyard area is to be approximately 0.5m higher than previously proposed and also introduces a more regular fenestration pattern.

There is no change to the footprint of the new building elements of the scheme and save for the modest increase in height for the glazed link there are no other material increases to the height of the proposed extensions.

**Neighbour Representations:**

140798

1 letter

- If I had known about the appearance of the building looking like an industrial building then probably would not have bought property.
- Car parking and access issues

140796

None received

**Officers Appraisal:**

140798 & 140796

The main issues to consider in the determination of this application are as follows:

- The principle of the development having regard to the existing use of the site and planning policy
- The effect the proposed development will have on the visual amenities of the locality
- The effect the proposed development will have on the amenities of occupiers of surrounding residential properties
- Highways and parking considerations
- Other material considerations

**The principle of the development having regard to the existing use of the site and planning policy**

The site is now operating as Gildredge House School and as such there is no objections to the principle of new buildings that support the schools desire to deliver the widest possible curriculum.

**The effect the proposed development will have on the visual amenities of the locality**

The application site is not within a Conservation Area. However it is acknowledged that the site is visually prominent and the sensitive nature of the surrounding environment requires careful consideration.
The changes to the external fabric of the sports hall building with the proprietary cladding and exposed superstructure has resulted in a building that is utilitarian in its appearance and is at odds with the quality of the existing buildings at the site.

It is accepted that the sports hall is a smaller building than that formally considered however its external appearance is considered to be detrimental to the long and short range views of the site. This loss of amenity is considered to be a material planning considerations and officers contend that the visual impacts of the scheme should be given significant weight in the determination of this application.

There are no objections to the changes to the external fabric of the main school buildings. The use of a common palette of materials and repetitive fenestration sizing and pattern will result in a degree of homogeneity to the development and would assist in linking the building back to the main (older) part of the school.

At the previous application stage the covered courtyard area was considered to be an intrinsic part of the redevelopment of the site; Members will note that this element is to be retained within this proposal.

**The effect the proposed development will have on the amenities of occupiers of surrounding residential properties**

The use as a school has previously been accepted and there is no element of the schemes that would suggest any increase in the number of classrooms or school pupil numbers and as such issues in relation to noise and disturbance and areas of concern in relation to vehicle movements and parking can not be re-opened here.

Given the site has a fairly open aspect from Compton Place Road all of the changes proposed within these applications will be visible from public vantage points.

It is accepted that the development forming these applications is located along the western boundary of the school campus and as such at positions furthest from residential properties that adjoin the site. Notwithstanding this it is considered that the external appearance of the sports hall is such that it creates a simple utilitarian form of development that does not reflect the architectural language of the site and surrounding area and as such is considered to be harmful to the long and short range views of the site.

There are no areas of concern with the remodelling of the main school building.

**Human Rights Implications:**

It is considered that the proposal would not affect the rights of occupiers of surrounding residential properties to the peaceful enjoyment of possessions and protection of property. Furthermore the proposals will not result in any breach of the Equalities Act 2010.
Recommendation:

140798

The proposed sports hall building by reason of its prominent siting, its design and external appearance would be likely to result in a form of development that would be harmful to the visual appearance of the site and surrounding area and would be contrary to saved polices UHT 1 & HO20 of the Eastbourne Borough Plan and Policies D1 and D10a of the Councils Core Strategy Local Plan & 140796

(1) Commencement of development within three years
(2) Drawing Nos. of approved plans
(3) Samples of all materials

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.
Executive Summary
The application for the proposed skate park follows an extensive period of consultation and a review of the different options available for a skatepark to be provided within Hampden Park.

At the Cabinet Meeting of 10 July 2013, the Cabinet were presented with two site options, Cross Levels Way and The Old Rifle Range, other sites had been examined but discounted for various reasons. The Cabinet resolved that a formal planning application be submitted proposing a new facility be located within the Old Rifle Range.

The proposal is deemed to be an appropriate use in this location and is recommended for approval.

Constraints:
Archaeological Notification Area
Willingdon Levels Catchment Area

Relevant Planning Policies:
National Planning Policy Framework
Eastbourne Core Strategy Local Plan Policies 2013
B2 Creating Sustainable Neighbourhoods
C7 Hampden Park Neighbourhood Policy
D7 Community, Sport and Health
Site Description:
During the 1930’s the site was established as a miniature rifle range and this continued until approximately 10 years ago after which the buildings were demolished and the area was made into an openly accessible grassed area.

Due to the long-standing nature of the miniature rifle range, it is locally referred to as The Old Rifle Range.

The site is located to the rear of the tennis courts and in close proximity of the playground and café off Hampden Park Drive, to an open grassed area which is used as public amenity space.

Relevant Planning History:
None specifically relevant to this application.

Proposed development:
The installation of a concrete skate park covering an area approximately 600m$^2$, in the area previously as the Rifle Range adjacent to the existing and retained rifle range wall.

The skate park will be similar to the facility in Manor Gardens (Gildredge Park) in that it is to be formed from concrete and will include ramps/gradients and a bowl. The height of the ramps is approximately 1.8m above existing surrounding ground level.

Around the concrete skate park area the ground level will be remodelled to incorporate banking. All of the banking will be lower than the proposed ramps.

Consultations:
Internal:
Specialist Advisor (Arboriculture) – No objections as the site of the proposed development is outside of the root protection area of any of the trees surrounding, and therefore should have no impact on trees. Conditions requested in relation to tree protection during construction.

Specialist Advisor (Environmental Health) No response received

Specialist Advisor (Planning Policy) – No objection, the application would not have an adverse impact on the protection of the amenity space, and the proposal would make a strong contribution towards meeting the neighbourhood vision for the Hampden Park neighbourhood. Therefore, there are no planning policy objections to this application.

External:
County Archaeologist
Although the application site is situated within an Archaeological Notification Area, it is not considered that the works would affect any significant archaeological remains.

East Sussex County Council Ecologist – No objections, the proposed development is unlikely to impact on any sites designated for their nature conservation interest. Provided the agreed mitigation measures are implemented, the proposal is unlikely to have a detrimental impact on biodiversity and can be supported from an ecological perspective.

The Friends of Hampden Park – raised no objection to the application but raised a number of questions in relation to the cost and maintenance of the skate park which have been passed to the applicant for comment.

Highways ESCC – No comments.

Hampden Park Bowling Association:- raised the following issues, facility may detract from the ability to attract new members, potential concerns over indiscriminate access to club facilities, potential vandalism to green, potential risk of flooding from storm water run off. The concerns have/will be addressed by EBC and as such they do not wish to enter a formal objection to the proposal.

Neighbour Representations:
An objection has been received from 18 Rosebery Avenue, in relation to noise impacts.

Appraisal:
Principle of development:
The application site is located within the Hampden Park neighbourhood as identified in the Eastbourne Core Strategy 2006-2027 (adopted 2013). The Core Strategy Policy C7: Hampden Park Neighbourhood Policy specifically mentions ‘Increasing provision for facilities for children and young people’ in order to meet the vision for the neighbourhood.

The site is located within an area of ‘amenity space’, which is defined by Eastbourne Borough Plan as any space that offers benefit to the locality, this may be by way of relief to the built environment or useful as a playing space. Policy UHT8: Protection of Amenity Space states that ‘Development which would result in the loss of important areas of public amenity space shown on the Proposals Map will not be permitted’. However, as the definition of amenity space includes reference to playing space, and a skate park is a form of playing space, it is not considered that this proposal would result in the loss of amenity space.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:
The site is located in a predominantly residential area, the site of the proposed skate park is however relatively secluded in terms of surrounding residential properties being in a large open space adjacent to the tennis courts, Bowls Club and playground of Hampden Park.

Surrounding the site are educational facilities to the south of the park and the St Winifreds Hospice to the south east. The nearest residential properties to the application
site are those on Roseberry Avenue north of the site, over 150m from the rear boundary to the site of the proposed skate park.

A Noise Impact Assessment was submitted as part of the application which has found that the proposed skate park in this location was unlikely to generate adverse impact at nearby residential dwellings given the distance and the existing features which would provide noise mitigation such as the wooded area and Old Rifle Range Wall which would act like a buffer.

No lighting is proposed to the skate park so in general use will be limited to daylight hours, therefore minimising impact on residential properties.

Given the findings of the Noise Impact Assessment and given the context of the site it is not considered that the proposed skate park will have a significant impact on surrounding residential properties to warrant the refusal of the application.

**Design issues:**
The design is typical of a skate park, occupying approximately a third of the Old Rifle Range allowing the rest of the land to be used as accessible grassed area.

**Impact on character and setting of a listed building or conservation area:**
The site is not situated within a conservation area or within the setting of a conservation area.

**Impacts on trees:**
The location of the proposed skate park within the Old Rifle Range site is outside of any root protection areas of the surrounding trees. The Specialist Advisor for Arboriculture has confirmed therefore that the proposed works will not have any impact on surrounding trees.

**Impacts on highway network or access:**
It is not considered that the installation of the skate park in this location would have a significant impact on the highway network in the area, or on the demand for on street parking.

To construct the development temporary access arrangement will need to be provided. The Applicant has provided some detail in relation to the construction in the application documents which states that construction is anticipated to take approximately 10 weeks with between 2 and 4 vehicular visits a day and the construction will operate normal construction working hours.

**Other matters:**
The application site is located within the Willingdon Levels Catchment Area. Borough Plan Policy US4: Flood Protection and Surface Water Disposal states that all development should make adequate provision for floodplain protection and surface water drainage, in order to ensure that no overall reduction in flood storage capacity and flood waterway area occurs; and measures are provided to manage increased surface water runoff to minimise the risk from flooding, whilst not increasing the risk of flooding elsewhere.
The application proposes to mitigate any impact on flooding with the installation of a suitable drainage pipe in the bowl of the skate park which will take the surface water to a nearby existing drainage ditch, which is the current method of flood control in the open space area and is considered to overcome any concern in relation to flooding.

A Geo-environmental Assessment was submitted as part of the application to investigate onsite potential contamination sources. The site has potential for contamination given the previous use as a firing range. This report identified that remediation of part of the site adjacent to the firing wall would be required in order for it to be suitable for use which would involve excavating the contaminated materials. The findings of the Assessment and recommendations in terms of contamination can be controlled by condition.

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 not considered that the installation of the proposed skate park given the context of the site would result in any significant impacts on surrounding residential properties in terms of noise and/or disturbance. The design, size and location within the site is considered acceptable and any impacts in terms of flooding can be mitigated by surface water drainage works to the site; therefore it is recommended that planning permission is granted.

Recommendation:
Grant planning permission subject to the following conditions;

Conditions:
1. Time for commencement
2. In accordance with approved plans
3. Development shall be carried out in accordance with findings of approved documents, Biodiversity Survey and Report, Geo-environmental Assessment and Ground Conditions Desk Study
4. Unsuspected contamination
5. Surface water drainage as stated in Planning Statement.
6. Hours of operation during construction
7. Tree protection fencing
8. Tree protection Earthworks
9. Method and access statement in relation to site offices, access routes and storage in relation to trees

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.
**Executive Summary:**
The proposed development is considered to be acceptable for the temporary period proposed, and would have not have an adverse impact on visual or residential amenity, or highway safety, and it therefore complies with the relevant policies in the Eastbourne Borough Plan (Saved Policies 2007), the Core Strategy Local Plan 2013 and the National Planning Policy Framework.

**Planning Status:**
Educational establishment
Willingdon Levels flood storage catchment area

**Relevant Planning Policies:**
National Planning Policy Framework 2012
4. Promoting sustainable transport
7. Requiring good design

Core Strategy Local Plan 2013
B1 Spatial Development Strategy and Distribution
C2 Upperton Neighbourhood Policy
D8 Sustainable Travel

Eastbourne Borough Plan Saved Policies 2007
UHT1: Design of New Development
UHT4: Visual Amenity
Site Description:
This modern (1970’s) single storey school building is principally visible from Prideaux Road (the section which connects Lewes Road to Kings Drive), and sits at a significantly lower level than the public highway. The building has been extended, as have all schools, and the grounds comprise a variety of surfaces and structures commensurate with primary school use.

Relevant Planning History:
130212
Demolition of existing prefabricated nursery building, and erection of replacement timber framed "Home Lodge" building, together with new play area.
Approved conditionally 20 May 2013

Proposed development:
Planning permission is sought for the provision of a double mobile classroom unit (two classrooms) sited adjacent to the boundary with the adjoining junior school and between the back of the building and the main road. This would require some excavation of part of a bank and the subsequent loss of one tree.

The building would measure 17m by 8m, with a height of 3m, and would be finished in the usual "East Sussex Green”.

The applicant has identified a need to accommodate an additional four forms of entry across the town form September 2014, rising to five in 2015. This is driven by an increase in the birth rate and new housing development. In the long term, two new primary schools are planned at Cavendish and Ratton, due to open in 2015. In the short term, the additional pupils must be accommodated, and therefore a new form of 30 children will be admitted at St Thomas a Becket; this will also require one further full time and one part time teacher. Consent is sought for a period of six years to support the additional intake from Year R through to Year 6, with removal of the unit in 2020.

Consultations:
The Specialist Advisor (Planning Policy) has identified a financial contribution of £441 towards compensatory flood storage (Willingdon Levels).

The Specialist Advisor (Arboriculture) does not consider that the tree to be felled should be a constraint to the proposal, but has expressed concern that no arboricultural report has been submitted to assess the stability of the remaining two trees following the excavation of the bank, given their proximity to the new classrooms.

Highways ESCC – no formal response at the time of writing this report, however concern has been expressed at the lack of information submitted with the application, particularly as the school is located adjacent to a busy main road and the sometimes
problematic junctions with Tutts Barn Lane and Gorringe Road. It is anticipated that a formal response will be reported verbally at the Committee meeting.

**Neighbour Representations:**
At the time of writing this report, one objection and one observation had been received; the consultation period has not expired and any further representations will be reported verbally. The representations received cover the following points:
- A temporary consent may lead to a request for a permanent building
- Parking – parents use both sides of Gorringe Road, and this severely impacts on access to the (nursing) home; parents block private driveways in Mill Gap Road (resulting in verbal abuse), and ignore double yellow lines, white lines and disabled bays

**Appraisal:**

**Principle of development:**
It is considered that there is adequate space within the site to accommodate the proposed unit. Whilst a more permanent structure would be preferable in this visible location, it is acknowledged that the timeframe is too narrow, both in terms of the first date the unit is needed, and that a permanent structure of this size for a period of six years would not be economical.

**Impact of proposed development on amenity of adjoining occupiers:**
The unit would be sited adjacent to the boundary between the infant and junior schools, and would not have any impact on residential amenity.

**Design issues:**
The proposed unit is a standard one used throughout the county. Its position would be visible from the main road, but it is a very practical location in terms of the operation of the school for the benefit of the pupils. The only other location available would be on the grassed area adjacent to the entrance drive, which is remote from the main building and well outside the secure playground. Taking into account the reduced ground level proposed for the proposed structure, its colour (green with a felt roof) and the backdrop of the existing low flat roofed buildings against which it would be seen, it is considered that the proposal is acceptable for the period proposed.

**Impacts on trees:**
The tree to be removed is a severely imbalanced cherry, suppressed by other trees, and therefore cannot be regarded as a constraint to the proposed development. The agent has indicated that the stability of the remaining trees would be considered during the build programme as a matter of course. The Head has also confirmed that the trees are regularly inspected and are under regular management.

**Impacts on highway network or access:**
Parking has long been an issue in the vicinity of the school, as it is for most schools. This particular school has a very wide catchment area, and although it is on a bus route, it is some distance from the town centre so would involve a very long bus journey from some parts of the town. As a result, it is the case that car journeys to and from the school are higher than average. Added to this, the surrounding streets are narrow (Tutts Barn Lane, Gorringe Road, Mill Gap Road) and the main roads are extremely busy, necessitating double yellow lines (Prideaux Road, Lewes Road, Kings Drive). Details have been requested regarding the number of staff and visitors, and whether there is sufficient
parking to accommodate all within the site; this should be available in time for the Committee meeting. The parking and traffic issues appear to be concentrated for two periods each day, at around 9am and 3pm; the former coincides with the normal morning rush hour, whilst the latter lasts slightly longer (as parents arrive early to obtain a parking space and there is less urgency to leave promptly). The crux of the issue is whether an additional 30 pupils would exacerbate the situation to such an extent that planning permission should be refused. It is likely that some of the additional pupils may already have siblings at the school, and some may live in the local area; on this basis, it is considered reasonable to assume that this would result in approximately 20 additional cars for each period. Taking into account that this is one of the main roads into the town centre, and that it is always busy even outside of the normal rush hours, it is considered that the likely increase would not be so severe as to warrant a refusal.

Planning obligations:
The contribution towards compensatory flood storage is low, and therefore not economical to collect.

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:
The proposed development is considered to be acceptable for the temporary period proposed, and would have not have an adverse impact on visual or residential amenity, or highway safety, and it therefore complies with the relevant policies in the Eastbourne Borough Plan (Saved Policies 2007), the Core Strategy Local Plan 2013 and the National Planning Policy Framework.

Recommendation:
Approve conditionally

Conditions:
1) Commencement within 3 years
2) Removal by August 2020

Informatives:
It is recommended that the stability of the trees in the vicinity of the excavated area is fully investigated before the unit is placed in position.

Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.