

DEVELOPMENT OPPORTUNITY

Former St Andrews United Reformed Church, Blackwater Road Eastbourne BN21 4NN



Planning permission for 35 x 1 & 2 bed flats
100% market dwellings - Central location

Background

The congregations of several Eastbourne Churches are coming together and will move to new, purpose built premises in the town.

Accordingly, St Andrews URC is no longer required and planning permission has been obtained for its redevelopment.

Location

The property is situated in an affluent part of this coastal town, very close to the International Tennis Centre, 0.5km to the seafront and less than 1 km from the railway station and Arndale Centre. It has frontages to Blackwater Road, Cornfield Lane and Wish Road.

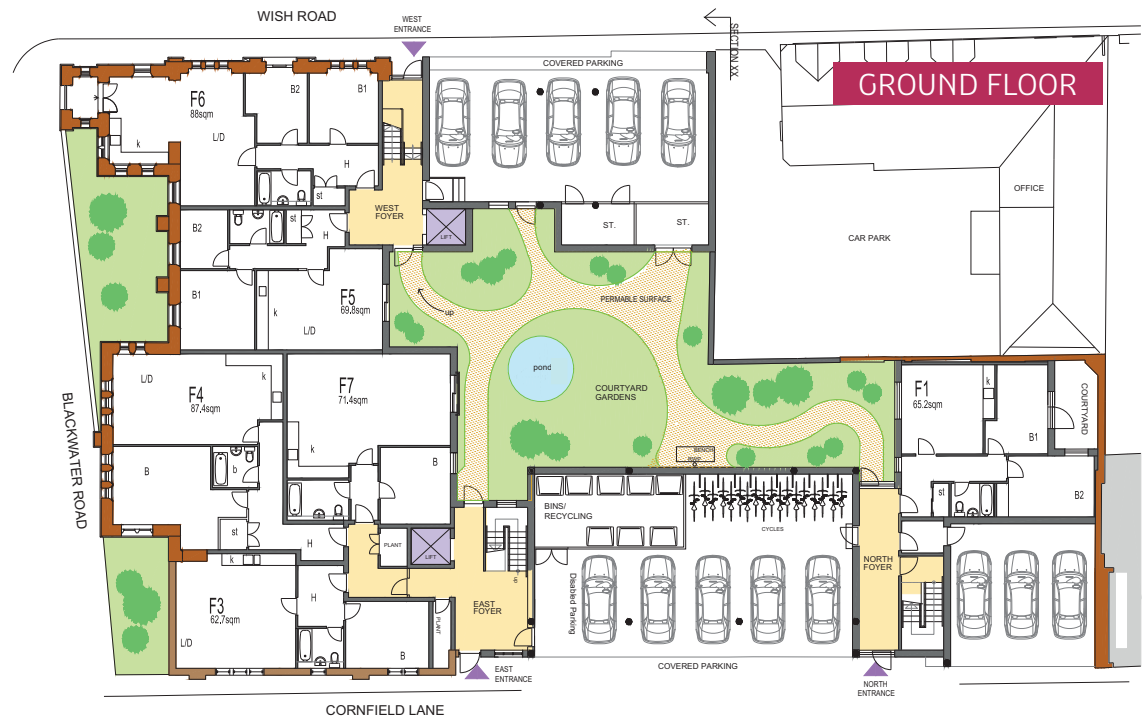
St Andrews Church was designed in 1878, as a Presbyterian place of worship to serve the Lower Meads community; the adjoining Albury Houses is rather later.

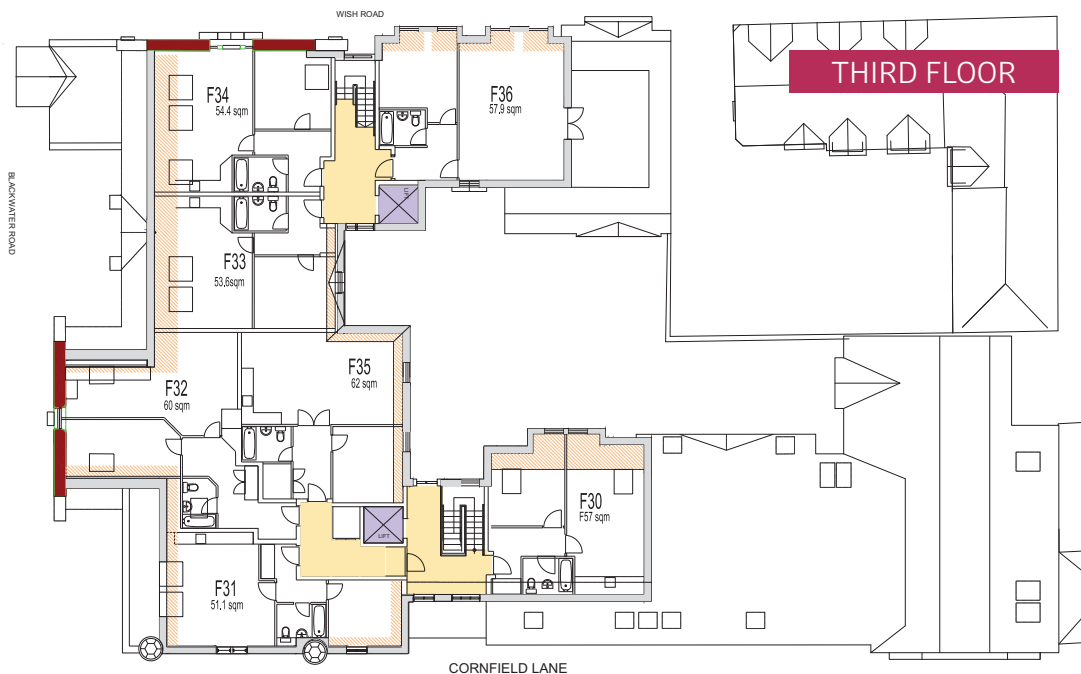
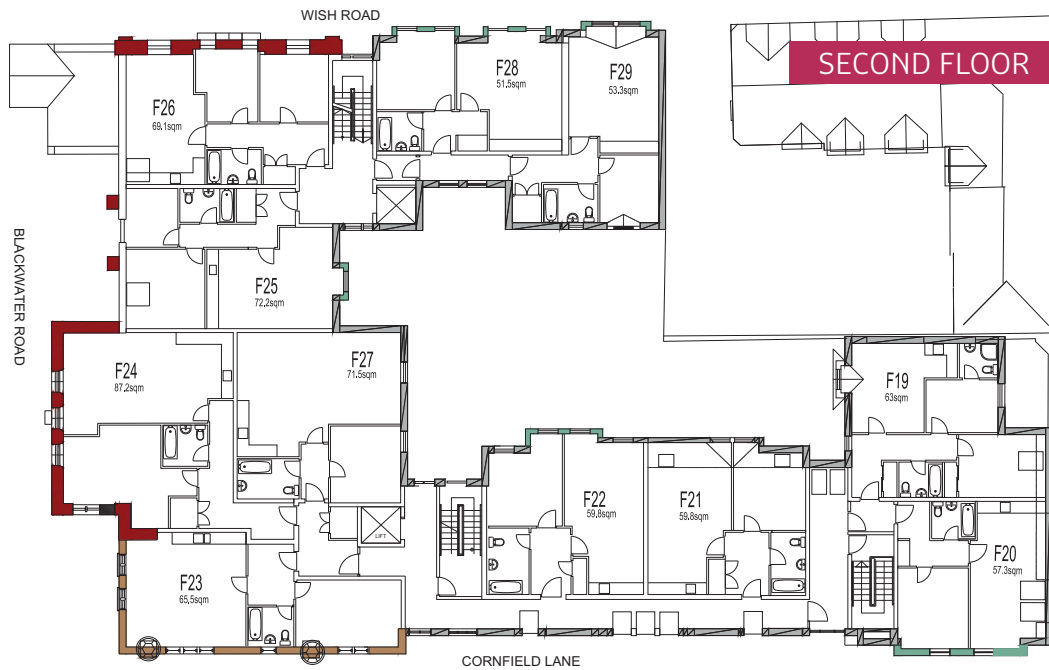
Neither property is on the statutory list of buildings of Architectural or Historic interest.

Planning permission

Eastbourne Borough Council granted planning permission on 12 January 2018 under reference PC/170156 for the Demolition of St Andrews Church and Albury House behind retained facade to Blackwater Road. Construction of 3-4 Storey building comprising 35 residential units and 13 parking spaces.

A copy of the permission is attached. The plans show a development of 26 x 1 bedroom and 9 x 2 bedroom residential units. The scheme provides for the retention, with some alterations, of parts of the existing facade to Wish Road, Blackwater Road and the northern boundary of the property. The permission is subject to various conditions. However, there is no requirement for any of the dwellings to be affordable units or for any direct financial payment.





Viewing

For an appointment to view the property, please email: ibingham@caxtons.com.

Proposal

The vendor seeks unconditional offers for its freehold interest in the property.

Price on Application.





Further information

Copies of the approved drawings are available on request.

All enquiries should be made to either:

- Beverley Smallman - bsmallman@caxtons.com or
- Ian Bingham - ibingham@caxtons.com or by
- Telephone 01227 788088



Caxtons, 1 Castle Street, Canterbury, Kent • 01227 788088

CAXTONS COMMERCIAL LIMITED Chartered Surveyors and Property Consultants.

Registered office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent, DA121BG. Registered Number: 2492795

Notice: Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that;

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5. Where applicable all figures quoted are exclusive of VAT.

On the instructions of



Application No. PC/170156

Rev Yule C/O Mr Philip Winch
CPL Chartered Architects
First Floor, Unit A3
Chaucer Business Park, Dittons Road
Polegate, Eastbourne
BN26 6QH

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION TO DEVELOP LAND SUBJECT TO CONDITIONS**

Location: St Andrews United Reformed Church, Cornfield Lane, Eastbourne
Proposal: Demolition of St Andrews Church and Albury House behind retained facade to Blackwater Road. Construction of 3-4 Storey building comprising 35 (down from 36) residential units and 13 (up from 10) parking spaces accessed from Wish Road and Cornfield Lane (AMENDED APPLICATION)
Decision Date: 12/01/18

In pursuance of their powers under the above Act, the Council as Local Planning Authority hereby permit you to develop land in accordance with the proposals set out in your application and shown on the plan(s) listed, subject to the conditions as specified hereunder:-

SEE SCHEDULE OF CONDITIONS AND REASONS ATTACHED

This permission must **not** be treated as an **approval under the Building Regulations** which may require a **separate application** and is granted subject to due compliance with the general statutory provisions in force in the Borough and nothing herein shall be regarded as dispensing with such compliance.

Access for Fire Brigade: your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

This permission does not convey any approval to carry out alterations to the public highway, which will require separate consent from the Highway Authority.

Dated: 12/01/18



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Leigh Palmer
Senior Specialist Advisor

EAST SUSSEX ACT 1981
SECTION 35

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show:
 - (a) that there will be adequate means of access for the Fire Brigade to the building or, as the case may be, to the building as extended; and
 - (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the Fire Brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64(2) and section 65(2) to (5) of the Act of 1936; (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the Fire Brigade shall be construed as reference to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by means of one or more Fire Brigades and their appliances.

NOTES

TOWN AND COUNTRY PLANNING ACT 1990

Appeals

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990; within 6 months of the date of this notice.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of the service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at: Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
or online at: www.gov.uk/government/organisations/planning-inspectorate.

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Authority based its decision on a direction by the Planning Inspectorate.

Purchase Notices

If either the Local Planning Authority or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

In these circumstances, the owner may serve a purchase notice on the Council (that is where the land is situated in a National Park, the National Park authority for that Park), or in any other case the district council (or County Council which is exercising the functions of a district council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.

Statement of positive and proactive action

The Council has published its saved policies of the Borough Plan 2007 and the Core Strategy Local Plan 2013 on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. The Council also offers a pre application advisory service which applicants are encouraged to engage with prior the submission of any application.

Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

SCHEDULE OF CONDITIONS AND REASONS

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

- Site Location Plan SAE.16/140 - Rev A
- (Garage door details drawing SAE.16/170 has been deleted)
- Elevation Sheet 1 SAE.16/161 – Rev D
- Elevation Sheet 2 SAE.16/162 – Rev H
- Elevation Sheet 3 SAE.16/163 – Rev E
- Ground Floor Plan SAE.16/154 – Rev J
- First and Second Floor SAE.16/155 – Rev D
- Third Floor & Roof Plan SAE.16/157 – Rev D
- Demolition and Salvage Plans SAE.16/180 – Rev A
- Design & Access Statement Rev D
- Historic Building Impact Assessment

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to their installation all external materials shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site and be retained as such thereafter.

Reason: In the interest of the character and the amenity of the area

4. Prior to commencement other than demolition, full hard and soft landscaping details (including boundary treatments) shall be submitted to and approved in writing by the local planning authority the details as approved shall be implemented at the site prior to the first occupation and be retained as such thereafter. Unless previously agreed in writing by the Local Planning Authority

Reason: In the interest of maintaining the character and appearance of the site and surrounding area.

5. Prior to the commencement of any works in connection with the development hereby approved a demolition/construction method statement covering:-

- Building recording prior to demolition
- how salvaged materials key features will be removed/stored and reused
- façade retention safeguarded
- Hours of operation
- Site storage and welfare facilities
- Routes for demolition and delivery vehicles
- Parking regimes for construction workers vehicles

shall be submitted and approved in writing by the local planning authority. The details as approved shall be implemented in accordance with the approved details.

Reason: In the interest of the residential amenity and highway/pedestrian safety

6(A). Prior to construction of the proposed development, a drainage survey shall be undertaken to determine the existing surface water discharge location(s). Details of the drainage survey should be submitted to and agreed by the Local Planning Authority. The drainage locations as agreed shall be used to inform the surface water management for the site and the surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system and be carried out or supervised by, an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters

ii. be supported by a site investigation which incorporates ground water monitoring, preferably in winter, and soakage tests undertaken in accordance to BRE365 (*when infiltration is proposed*)

iii. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The implementation of the SUDS scheme should be carried out in accordance with the approved details prior to the occupation of the dwellings hereby approved.

- 6 (B) Following completion of the works a statement by an accredited person, someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), confirming that the suds scheme approved under condition 17 has been fully implemented shall be submitted to the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity.

7. Prior to the first occupation of any part of the building hereby approved, the car park shall be laid out in accordance with the approved details. The car parking should be retained for the use of vehicle parking thereafter.

Reason In order to ensure that sufficient car parking is retained to meet the likely needs/requirements of the occupier of this building.

8. Prior to the first occupation of any element of the building hereby approved the cycling storage shall be implemented in accordance with the details shown on the plans hereby approved and be retained as such thereafter.

Reason:- To accord with the terms of the application and to support the Councils objectives of sustainable development.

9. Prior to the first occupation of any element of the building hereby approved, refuse/recycling shall be made available to residents along with a statement for the presentation of bins on collection day. The presentation statement shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site and be retained as such thereafter.

Reason In order to ensure that sufficient space is made available for waste and recycling facilities and that a satisfactory collection regime is in place

10. Prior to the Commencement of Development, an Employment and Training Plan shall be agreed with the Local Authority together with a written commitment detailing how the developer intends to undertake the works in accordance with the Local Employment and Training Supplementary Planning Document shall be submitted to the Local Authority in writing.

The Employment and Training Plan, must include, but is not limited to the following details:

A Local Employment strategy to include the advertising of all new construction and operational vacancies locally (i.e. in the Borough of Eastbourne and within East Sussex).

A strategy to secure the recruitment and monitoring of apprentices, work experience placements for those unemployed, and NVQ training places associated with the construction and operation of the Development, as appropriate to the development and calculated in accordance with the Local Employment and Training Supplementary Planning Document.

b) The Agreed Employment and Training Plan shall thereafter be complied with and all construction works to establish the development and the operational stage of the development hereby permitted shall be undertaken in accordance with the Employment and Training Plan Strategy approved pursuant to part a) above.

Reason: To ensure that the development helps secure Local Employment and Training in accordance with the requirements of the Eastbourne Land Local Plan Policy EL1 and the meet the requirements of the Local Employment and Training Supplementary Planning Document adopted on 16 November 2016



..... Leigh Palmer
Senior Specialist Advisor