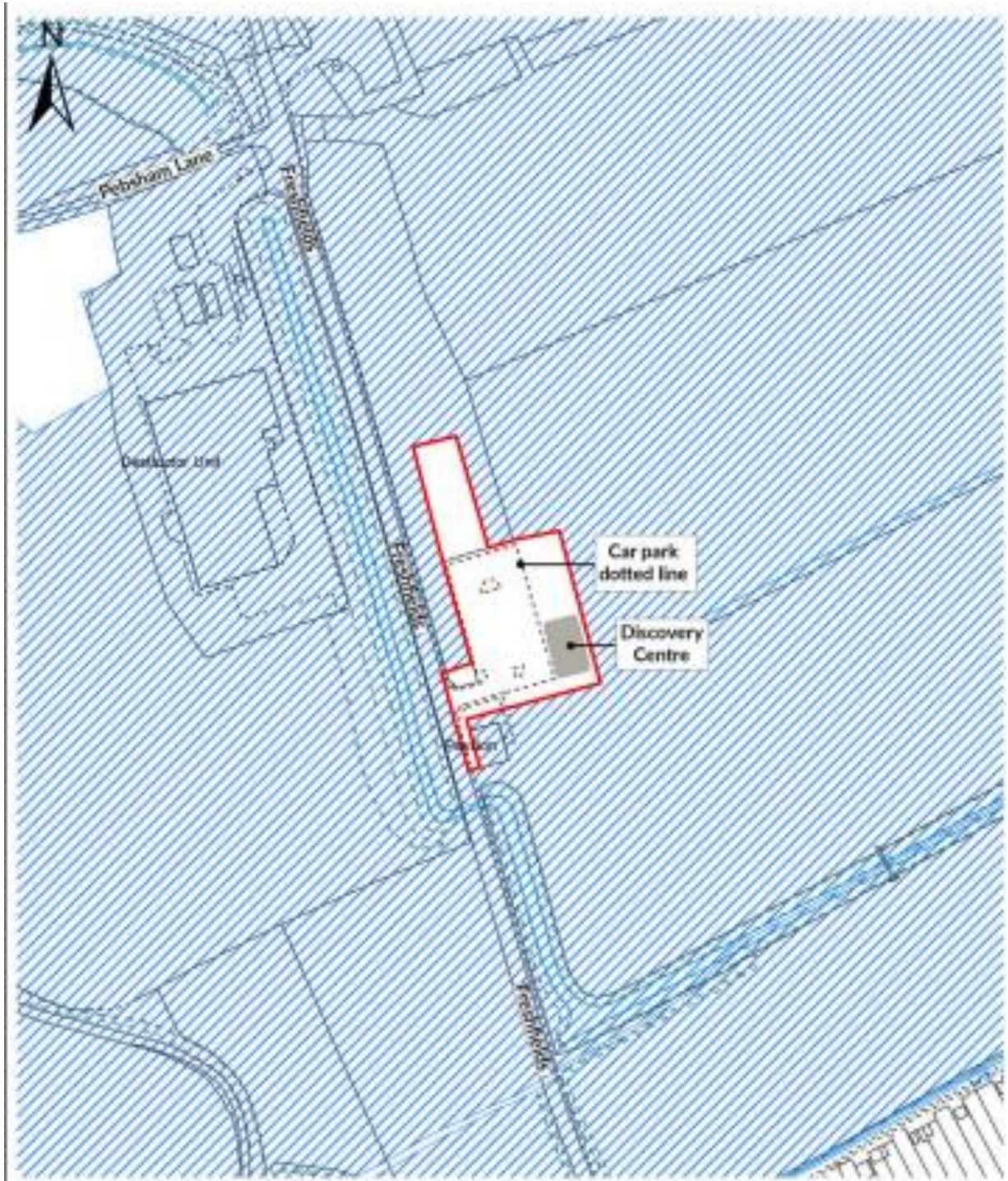


SITE PLAN

RR/2021/1565/P

BEXHILL

THE DISCOVERY CENTRE,
FRESHFIELDS ROAD



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Not to Scale

Rother District Council

Report to - Planning Committee
Date - 16 December 2021
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/1565/P
Address - The Discovery Centre
Freshfields Road
Bexhill
Proposal - Temporary steel storage container to be placed on the existing car park of The Discovery Centre, off Freshfields Road.

[View Application/Correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Hastings Borough Council
Agent: Linda Kelly
Case Officer: Aimee Whitehead
(Email: aimee.whitehead@rother.gov.uk)

Parish: BEXHILL PEBSHAM/ ST MICHAELS

Ward Members: Councillors J.H.F. Brewerton and C.A. Clark

Reason for Committee consideration: Hastings Borough Council is the Applicant therefore the application is automatically referred to the Planning Committee.

Statutory 8-week date: 13 August 2021

Extension of time agreed to: 24 December 2021 (requested)

This application is included in the Committee site inspection list.

1.0 SUMMARY

1.1 The proposed development is to erect a shipping container on the carpark at The Discovery Centre off Freshfields Road, for a temporary period of five years. The main considerations are the effects of the proposal on the character and appearance of the locality. The proposal is recommended for approval.

2.0 SITE

2.1 The application site is the car park associated with The Discovery Centre, situated off Freshfields Road. The car park is currently comprised of crushed stone and has capacity for 30 parking spaces. The Discovery Centre is currently situated at the south eastern corner of the site and comprises a blue shipping container converted to a café. The application site is bound by dense woodland and trees at its northern and western boundaries, and open fields at its eastern and southern boundaries.

3.0 PROPOSAL

3.1 The development comprises the temporary erection of storage container in the north western corner of the application site. The proposed container will be either dark green/brown in colour and will measure approximately 12.19m in length, 2.59m in height and 2.44m in width. Permission is sought on a temporary basis for five years.

4.0 HISTORY

4.1 No relevant planning history.

5.0 POLICIES

5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- OSS4: General Development Considerations
- EN1: Landscape Stewardship
- EN3: Design Quality
- RA3: Development in the Countryside

5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:

- DEN1: Maintaining Landscape Character

5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS

6.1 Minerals and Waste East Sussex County Council (ESCC) have no objections to this proposal.

6.2 Planning Notice

6.2.1 No comments received.

6.3 [Bexhill Parish Council](#) – no response received.

7.0 APPRAISAL

- 7.1 There is one issue for consideration with this proposal:
- The effect of the proposal on the character and appearance of the locality and countryside.
- 7.2 Policy OSS4 (iii) of the Rother Local Plan Core Strategy states all development should respect and not detract from the character and appearance of the locality.
- 7.3 Policy EN3 of the Rother Local Plan Core Strategy states new development should contribute positively to the character of the site and surroundings and demonstrate robust design solutions tested against key design principles.
- 7.4 Policy RA3 of the Rother Local Plan Core Strategy that proposal will be determined on the basis that all development in the countryside is of an appropriate scale, will not adversely impact on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management.
- 7.5 Whilst the proposed design of the storage container is not the most aesthetically pleasing, the design of storage containers is relatively uniform with their main function to serve a purpose, in this instance being the storage of equipment for the requirements of The Discovery Centre. The proposed colour of the container being green/brown will ensure that the structure blends into the surroundings, in particular, the dense woodland that borders the northern and western corners of the site.
- 7.6 The proposed siting of the storage container, at the north western corner of the site, will ensure that the proposed container will not be visible from public vantage points from Freshfields Road. Whilst the proposal will be visible from the fields (Bulverhythe Recreation Ground) that border the eastern and western site boundaries, these fields are bounded by hedging and dwellings, as such the proposal is not considered to have a detrimental impact on the wider landscape, only the immediate surroundings of the application site.
- 7.7 Furthermore, the existing storage container associated with The Discovery Centre is considered to be less inconspicuous with regard to its prominent siting on the eastern site boundary and its blue colour. The proposed storage container in more concealed location and appropriate colour, is considered to be more aesthetically pleasing.
- 7.8 Lastly, the permission is sought on a temporary basis for a period of five years. As such, a condition will be added to any subsequent planning permission that ensure the application site is returned to its current state after the temporary period of five years has passed and shall be retained like so in perpetuity.
- 7.9 Overall, the proposed siting, scale, appearance of the container in addition the temporary permission sought ensure that the proposed development will have a negligible impact on the landscape character.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposed development would not detract from the character and appearance of the locality and is therefore considered to be acceptable. The proposed development complies with Policies OSS4, EN3 and RA3 of the Rother Local Plan Core Strategy, and Policy DEN1 of the Development and Site Allocations Plan.
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RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country 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 plans and details:
Site Location Plan, dated December 2014
Product details, dated and received on 21 June 2021
Proposed Site Block Plan, dated and received on 21 June 2021
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Before the storage container hereby permitted is brought into use it shall be treated in a colour to be previously first approved in writing by the Local Planning Authority.
Reason: To ensure that the development reflects the character and appearance of the area in accordance with Policy OSS4(iii) of the Rother Local Plan Core Strategy and Policy HG9(ii) of the Rother Development and Site Allocations Plan.
4. The building hereby permitted shall be removed and the land restored to its former condition on or before five years from the date stipulated on this decision notice, in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
Reason: The storage container by reason of its construction and materials is not considered suitable for erection as a permanent building, in respect of the long-term visual character and amenities of the area and having regard to Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.