

COMMITTEE DATE:	12 October 2023
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**APPLICATION NO: RR/2023/1710/P**

**Site Address: 8 Beeching Road, Bexhill**

**Proposal: Installation of a railway carriage and associated access platform and toilet to function as an arts community cafe, and installation of a sculpture (part retrospective.)**

Neighbouring Comment:

Objection received from neighbour, outside of the public consultation period, summarised:

- Existing buildings are 'modern, state of the art' and 'prestigious' in character. This encourages high tech and well-paying employers to invest in Bexhill. Hence retaining and encouraging young people and families to live in Bexhill with well-paying employment.
- The railway carriage would not bring any revenue or high paying jobs and would be inappropriate in this location. This will be off-putting for new companies investing in Bexhill.
- Size and position of the carriage forward of the building line is inappropriate.
- Carriage is in a dilapidated condition and the current building has degraded over the two years in ownership by the applicant.
- There are other more appropriate locations in Bexhill for this proposal.

Officer comment:

In terms of the condition of the carriage, it is proposed for this to be painted by local artists and photographs of the carriage in its former location have been received showing the condition and quality of the carriage when maintained. A condition has been recommended, that if approved, the carriage is maintained to a high standard.

Whilst the carriage would be forward of the neighbour's building, it is not considered to be forward of the building line, the exiting arts building on the application site is close to the roadside and similarly located.

The level of profitability and employee pay is not a planning consideration, a new community use would benefit local people.

**RECOMMENDATION: AS REPORT**