

Customer First
Eastbourne Borough Council
No 1 Grove Road
EASTBOURNE
East Sussex
BN21 4TW
By email to: customerfirst@eastbourne.gov.uk

For the attention of EBC Planning Department

26 May 2020

Dear EBC Planning,

cc Local Councillors

Sovereign Harbour Former Cinema Site

Residents were very unhappy about the loss of the cinema in the Sovereign Harbour Retail Park and are concerned that the former cinema site has remained empty for many months and is attracting vandalism. SHRA has written to the landowner, M&G, to enquire about the steps they have undertaken to acquire new tenants.

We understand from M&G's response that one of the problems they face in obtaining new tenants is the restrictions that EBC has placed on occupancy (Change of Use Planning Application 180666). In particular we note the prohibitive restrictions at item 6 of the Schedule of Conditions and Reasons in the Decision Notice (copy below). Given all these restrictions, we are concerned that there will be great difficulty in finding a tenant.

The retail park is an integral part of the Sovereign Harbour area, and its viability and success are important to other aspects of the development, including the restaurants and bars of The Waterfront and the marina operations.

As you can see, this letter has the support of the Sovereign Harbour Neighbourhood Panel, and the whole Harbour community wishes to have the cinema site occupied as soon as possible. We would therefore like to meet or arrange a video or telephone conference with the planning department as soon as possible to discuss how EBC sees the way forward for this site.

Yours sincerely

Susan Kerrison

Chair, Sovereign Harbour Residents Association
www.shra.co.uk

Joan Brady

Chair, Sovereign Harbour Neighbourhood Panel
www.eastbournenp.org/21SovereignHarbour/21_news.html

SCHEDULE OF CONDITIONS AND REASONS

- 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:-

2051 URB U7 [08] 00 01 Revision D00;
2051 URB U7 [08] 00 05 Revision D00;
2051 URB U7 [08] 10 02 Revision D00;
Travel Plan produced by Motion and dated 09/10/2018;

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

- 3) Upon the occupation / commencement of use, the Applicant shall implement the measures incorporated within the approved Travel Plan. The Applicant shall thereafter monitor report and subsequently revise the Travel Plan as specified within the approved document.

Reason: To encourage and promote sustainable transport.

The approved retail unit shall not be subdivided to create a unit with a floorspace of less than 1336 m² at ground floor level, except where a mezzanine floor (not less than 40% of the ground floor area) has been installed, in which case a ground floor area of a minimum of 1000 m² is acceptable.

Reason: In order to protect to protect the vitality and viability of the town centre from significant harm and to control the character of the development

- 4) Additional mezzanine flooring shall not be installed within any unit(s) without the prior written approval of the local Planning Authority.

Reason: In order to protect to protect the vitality and viability of the town centre from significant harm and to control the character of the development

- 5) Any mezzanine floorspace shall be used for retail floorspace or uses ancillary to the operation of the ground floor retail unit as a whole only and shall not be used to create a separate retail unit at the mezzanine level.

Reason: In order to protect to protect the vitality and viability of the town centre from significant harm and to control the character of the development

- 6) Notwithstanding the provisions of the Town and Country Planning Use Classes Order, the retail use hereby approved shall not be permitted to sell to any extent (other than ancillary) any items from the following list unless the end user has been named and agreed in writing by the Local Planning Authority:-

- Fashion (clothing)
- Footwear
- Sportswear
- Children's wear
- Toys
- Food (falling within Use Class A1)

Reason: In order to protect the vitality and viability of the town centre from significant harm, to ensure that the range of goods sold is appropriate for the site's location and layout and to control the character of the development.

7) The unit(s) shall not be open to customers outside of the following times:

08:00 – 20:00 Mondays to Saturdays

10:30 – 16:30 Sundays and Bank Holidays

Reason: In the interests of amenity and the character of the surrounding area



Leigh Palmer
Senior Specialist Advisor