

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 22 July 2015.

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PRESENT Councillors Godfrey Daniel (Chair), Ian Buchanan, Kathryn Field, Roy Galley, Richard Stogdon (Vice Chair), Barry Taylor and Steve Wallis

### 16 MINUTES

16.1 RESOLVED to approve as a correct record the minutes of the meeting held on 24 June 2015.

### 17 DISCLOSURES OF INTERESTS

17.1 Councillor Taylor declared a prejudicial interest in item 5, in that a family member lives on a road at Site 7 covered in the report. He left the Chamber during consideration of that site.

17.2 Councillor Wallis declared a personal interest in item 6B in that he is the Eastbourne Borough Council portfolio holder for Planning and Planning Policy, and as the Chair of the Local Development Framework, but he did not consider these to be prejudicial.

### 18 REPORTS

18.1 Reports referred to in the minutes below are contained in the minute book.

### 19 TRAFFIC REGULATION ORDER - EASTBOURNE PARKING REVIEW

19.1 The Committee considered a report by the Director of Communities, Economy and Transport.

19.2 Mr Payne, a resident of Brightland Road, spoke in support of reducing the proposed lengths of double yellow lines in Brightland Road, Site 7 in the report.

19.3 Councillor Taylor, the Local Member and member of the Planning Committee, spoke in support of the officer's recommendations in respect of Sites 1, 2, 6 and 8.

19.4 Councillor Wallis, the Local Member and member of the Planning Committee, set out the background to the proposals in respect of Site 10.

19.5 Members have considered the officer's report and the comments of the public speaker and Local Members and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

19.6 RESOLVED (1) not to uphold the objections to the draft Order as set out in Appendix 2 to the report;

(2) to uphold the objections to the draft Order as set out in Appendix 3 of the report;

(3) to recommend to the Director of Communities, Economy and Transport that those parts of the draft Traffic Regulation Order to which no objections had been received should be implemented as advertised; and

(4) to recommend to the Director of Communities, Economy and Transport that the draft Traffic Regulation Order be made in part.

20 THE CONSTRUCTION OF A PRIMARY PLAY SPACE AREA (12M X 7M) TOGETHER WITH 3 STORAGE UNITS (2M X 0.9M) AND A TIMBER GARDEN ROOM (APPROXIMATELY 8.1M X 4.5M AND 2.5M IN HEIGHT) TO THE SOUTH EAST OF THE SCHOOL SITE. TO BE PROVIDED BETWEEN THE HOURS OF 7.30AM TO 7.30PM MONDAY TO FRIDAY AND 10AM TO 5PM SATURDAY AND SUNDAY. NO OPENING HOURS FOR BANK AND PUBLIC HOLIDAYS. A 1 METRE HIGH ACOUSTIC FENCE TO BE ERECTED UPON THE EXISTING BOUNDARY WALL TO THE SOUTH EASTERN PERIMETER OF THE PLAY SPACE. NEW BRICK HOUSING FOR THE ELECTRICAL SUPPLY. DUDLEY INFANT ACADEMY, HAROLD ROAD, HASTINGS TN35 5NJ - HS/3258/CC

20.1 The Committee considered a report by the Director of Communities, Economy and Transport. The Chair reported that the Local Member supported the proposal.

20.2 Members have considered the officer's report and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

20.3 RESOLVED to grant planning permission subject to the following conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

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

3. No construction may take place until the detailed specification of the absorptive acoustic barrier (as recommended in the MRL Acoustics Report, dated February 2015) has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The MUGA hereby approved shall not be brought into use until the acoustic barrier has been installed in accordance with the approved specification.

Reason: To protect the amenity of nearby residential properties in accordance with Saved Policy DG1 of the Hastings Local Plan 2004.

4. The use hereby permitted shall not be carried out other than between the hours of 07.30 - 19.30 on Monday to Friday inclusive and the hours of 10.00 - 17.00 on Saturdays and Sundays with no use taking place on Public and Bank Holidays except for works of essential maintenance or to respond to an emergency, and after the carrying out of such works full details of the time, date, reason for and nature of the works shall be given in writing to the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Saved Policy DG1 of the Hastings Local Plan 2004.

5. The development hereby permitted shall be carried out in accordance with the Traffic Management Scheme, submitted 2nd June 2015.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large in accordance with Saved Policy TR2 of the Hastings Local Plan 2004.

6. No construction works shall take place in connection with the development hereby approved at any time, other than between the hours of 08.00 and 18.00 hours on Mondays to Fridays, and not at any time on Saturdays, Sundays, Bank and Public Holidays unless the prior written agreement has been received from the Director of Communities, Economy and Transport. Deliveries will be within the times specified in the Transport Management Scheme.

Reason: In the interest of the amenities of the locality in general and adjoining residential properties in particular and to accord with Saved Policy DG1 of the Hastings Local Plan 2004.

### Schedule of Approved Plans

Waste Management Plan, Noise Impact Assessment, 6222/D/0022 - Site Location Plan, PS 3 - Combination Component Details, PS 5 - Storage Unit Component Details, Supplementary Form, Design and Access Statement 22.04.15, 6222/D/7033 - Proposed Site Plan including Acoustic Fencing, Traffic Management Scheme, Dimensions for the garden room.

### 21 SINGLE STOREY EXTENSION LOCATED TO THE SOUTH WEST OF THE MAIN SCHOOL BUILDING AND THE CREATION OF AN ADDITIONAL 19 CAR PARKING SPACES. PARKLAND INFANT SCHOOL, BRASSEY AVENUE, EASTBOURNE - EB/3271/CC

21.1 The Committee considered a report by the Director of Communities, Economy and Transport.

21.2 Fiona Wright, Assistant Director for Education and ISEND (Inclusion, Special Educational Needs and Disability) in the Children's Services Department, spoke in support of the application.

21.3 Councillor Blanch, the Local Member, spoke to highlight the importance of resolving the traffic matters connected with the application.

21.4 Members have considered the officer's report and the comments of the public speaker and Local Member, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

21.5 RESOLVED (1) To approve the application subject to the completion of the following procedure:

a) To authorise the Director of Communities, Economy and Transport to secure, in conjunction with the Assistant Chief Executive, a planning obligation to secure a contribution towards the cost of the implementation of a Traffic Regulation Order to provide double yellow lines at the Brassey Avenue and Firwood Road junction such works to be to the satisfaction of the Highway Authority; and

b) To authorise the Director of Communities, Economy and Transport to grant planning permission upon completion of the planning obligation subject to conditions along the lines as indicated in Paragraph 8.2 of the report.

(2) To authorise the Director of Communities, Economy and Transport to refer the application back to this Committee if the Undertaking is not secured within six months.

21.6 The grant of planning permission shall be subject to conditions along the lines of:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

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

3. Any works to or affecting trees during construction shall be carried out by a competent tree contractor and in accordance with BS3998:2010 Tree Works Recommendations.

Reason: To protect the integrity of the trees and in the interests of visual amenity in the locality in accordance with Saved Policy UHT4 of the Eastbourne Local Plan 2003.

4. Development above ground level shall not commence until details and/or samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Director of Communities, Economy and Transport. The development shall be carried out in accordance with the approved details.

Reason: To ensure the appropriate design and appearance of the development in accordance with Saved Policy UHT1 of the Eastbourne Local Plan (2003) and Policy D10a of the Eastbourne Core Strategy Local Plan.

5. No artificial external lighting, including floodlighting, shall be inserted or used in relation to the new classroom or the additional new 19 parking spaces, other than in accordance with details submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: To protect the residential amenity of the area and to comply with Saved Policy UHT13 of the Eastbourne Local Plan 2003.

6. The new classroom shall not be occupied until the parking spaces hereby permitted 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.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Saved Policy TR2 of the Eastbourne Borough Plan 2003.

7. A Travel Plan is required in association with the development to ensure that private car trips to and from the site are reduced. The Travel Plan shall be submitted within six months of occupation of the development hereby permitted. The Travel Plan shall be implemented and thereafter reviewed in accordance with the approved details.

Reason: To help increase awareness and use of alternative modes of transport for school journeys in accordance with Saved Policy TR2 of the Eastbourne Borough Plan 2003.

8. Earthworks associated with the construction of the 19 new car parking spaces shall not commence until further details relating to existing and proposed site levels, including cross

section drawing plans have been submitted to and approved in writing by the Director of Communities, Economy and Transport. The development shall be carried out in accordance with the approved details.

Reason: To ensure the appropriate design and appearance of the development in accordance with Saved Policy UHT1 of the Eastbourne Local Plan (2003) and Policy D10a of the Eastbourne Core Strategy Local Plan

9. No construction works associated with the single storey extension and car parking spaces shall take place other than between the hours of 08.00 and 17.30 on Monday to Friday inclusive and the hours of 09.00 and 13.30 on Saturdays.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site during the period of construction works and to comply with Saved Policy HO20 of the Eastbourne Local Plan 2003.

10. Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Director of Communities, Economy and Transport and the construction programme carried out in accordance with the approved Plan. The Construction Management Plan shall include details of: (i) parking on site of contractor's vehicles; and (ii) how vehicles and people will safely enter, move around and leave the site during construction (including details of managing the potential conflict of construction traffic and existing highway infrastructure).

Reason: To ensure safety on and off site during construction, and to protect the residential amenity of the area.

#### Schedule of Approved Plans

10-23-15-1-2185-003 - Existing Elevation, 10-23-15-1-2185-001 - Existing Floor Plan, 10-23-15-1-2185-004 - Proposed Elevation, V2 Scale 1:1250 - Site Plan, 10-23-15-1-2185-007 Rev A 11.05.15 - Block Plan V2 , 10-23-15-1-2185-002 Rev A - Proposed Floor Plan, Waste Minimisation Statement, Design and Access Statement

#### 22 NEW DOUBLE MOBILE CLASSROOM LOCATED IN A GAP BETWEEN THE MAIN SCHOOL BUILDINGS TO THE SOUTH OF THE SITE. NEW MULTI USE GAMES AREA (MUGA) LOCATED TO THE SOUTH EAST OF THE PLAYING FIELD AND AN EXTENSION TO THE CAR PARK TO PROVIDE A FURTHER 7 CAR PARKING SPACES. CRADLE HILL COMMUNITY PRIMARY SCHOOL, LEXDEN ROAD, SEAFORD - LW/3261/CC

22.1 The Committee considered a report by the Director of Communities, Economy and Transport.

22.2 Members have considered the officer's report and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

22.3 RESOLVED (1) To grant planning permission subject to the completion of the following procedure:

- a) Receipt of confirmation from Lewes District Council that the application has been placed on the Statutory Register for not less than 21 days and that no further objections raising new issues have been received; and

b) To authorise the Director of Communities, Economy and Transport to grant planning permission following receipt of the above confirmation subject to the conditions as set out in Paragraph 8.2 of the report.

(2) To authorise the Director of Communities, Economy and Transport to refer the application back to this Committee if either new further objections are received or the confirmation from Lewes District Council has not been received within two months of the date hereof.

22.4 The grant of planning permission shall be subject to conditions along the lines of:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The temporary building hereby permitted shall be removed and the land restored to its former physical state of an area of tarmac and planted area by 31 August 2020, or as otherwise agreed in accordance with a scheme submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: The appearance of development is only considered appropriate for a temporary period.

3. No development shall take place until full details of measures to protect the trees to the north of the proposed location of the temporary classroom and to the west of the proposed MUGA have been submitted to and approved in writing by the Director of Communities, Economy and Transport and these works shall be carried out as approved. Such details shall be in accordance with BS5837:2012 and shall also include a drawing showing the location of the service runs for water, foul water and electricity supplies.

Reason: In order to protect the tree in the interest of visual amenity in accordance with Save Policy ST3 of the Lewes District Local Plan 2003

4. No development shall take place until plans and full details of both hard and soft landscaping works have been submitted to and approved in writing by the Director of Communities, Economy and Transport and these works shall be carried out as approved. These details shall include:

- Replacement tree planting (2 for each tree to be removed) - species, maturity and location to be agreed;
- Car parking layout
- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc)
- Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc.)

The landscaped areas shall be maintained thereafter.

Reason: To secure appropriate landscaping at the site in the interests of the amenity of the locality and the landscape character of the site.

5. No development shall take place until surveys have been undertaken to assess the three trees that are to be removed for i) bat roost potential and ii) nesting birds. If either are found to be present, no works are to be carried out until measures to protect the bats

and/or birds have been put into place. The surveys shall be carried out by a Suitably Qualified person and any measures recommended by such person shall be carried out strictly in accordance with the advice given.

Reason: In order protect these species in accordance with the National Planning Policy Framework and Natural Environment and Rural Communities (NERC) Act 2006.

6. Within six months of the first occupation of the temporary classroom hereby approved, an updated School Travel Plan which addresses the increase in pupil and staff numbers accommodated by that temporary classroom shall be submitted to and approved in writing by the Director of Communities, Economy, and Transport. The School Travel Plan shall include targets for reduced car use, and an on going monitoring programme to ensure these targets are met. The updated School Travel Plan shall be implemented and thereafter maintained and/or developed in accordance with the approved details.

Reason: To increase awareness and use of alternative modes of transport for school journeys and reduce congestion at school delivery and collection times in accordance with Saved Policy TR1 of the Lewes Local Plan 2003.

7. No works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to smallest amount possible has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The statement shall include details of the extent to which waste materials arising from the excavation and construction activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable environmental option. All waste materials from the demolition and construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WMP 3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan (2013).

8. The four air conditioning units hereby approved shall only be operated between the hours of 0730 and 1730 on Mondays to Fridays, inclusive, during term times and at no other times, in the evenings, weekends, Bank or Public Holidays except for works of essential maintenance or which are to respond to an emergency, frost control or as otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In order to protect the amenity of adjoining residential occupiers in accordance with Saved Policy ST3 of the Lewes Local Plan 2003.

9. The development shall not be occupied until the additional parking area has 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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

## INFORMATIVE

1. The Applicant's attention is drawn to the provisions of:-

The Wildlife and Countryside Act 1981.  
Conservation of Habitats and Species Regulations 2010 (as amended).  
(Protection of certain wild animals in particular bats and nesting birds)  
and the National Planning Policy Framework

Schedule of Approved Plans

8807/02 - Car Park Plan, 8807/04 - Exterior Elevations, 8807/05a - New MUGA Layout,  
27.03.15 Rev A - Design and Access Statement, 8807/01b - Location Plan, 8807/03b - Ground  
floor plan

23 DEVELOPMENT CONTROL MATTERS: QUARTERLY REPORT

23.1 The Committee considered a report by the Director of Communities, Economy and  
Transport.

23.2 RESOLVED to note the report.

(The meeting ended at 11.35 am)

CHAIRMAN