

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 19 October 2016.

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

### 39 MINUTES OF THE MEETING HELD ON 21 SEPTEMBER 2016

39.1 RESOLVED to approve the minutes of the meeting held on 21 September 2016 as a correct record.

### 40 APOLOGIES FOR ABSENCE

40.1 It was noted that Councillor Sheppard was acting as a substitute for Councillor Galley.

### 41 REPORTS

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

### 42 ERECTION OF 2NO. FERRIC CHLORIDE DOSING PLANT KIOSKS, NO.1 DESLUDGE MCC KIOSK, 1NO. TERTIARY MCC KIOSK, 1NO. ALKALINITY DOSING PLANT KIOSK AND A PROPOSED SCREENING MOUND. UCKFIELD WASTEWATER TREATMENT WORKS (WTW), BRIDGE FARM ROAD, UCKFIELD, TN22 1QQ - WD/778/CM

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

42.2 Mr Luke Mosson on behalf of the applicant, Southern Water, spoke in support of the recommendation.

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

42.4 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 works or activities associated with the development hereby permitted shall be carried out and no deliveries shall be taken to or dispatched from the site in connection with the construction of the development hereby permitted other than between the hours of 07.00

to 18.00 on Mondays to Fridays inclusive and 07.30 to 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holiday, except for works of essential maintenance or which are to respond to an emergency, unless otherwise agreed in writing by the Director of Communities, Economy and Transport. No later than two working days 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 locality in general, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

4. Notwithstanding the requirements of Condition 3 above, no deliveries by heavy goods vehicles (over 7.5 tonnes) shall be taken or dispatched from the site in connection with the construction of the development hereby permitted other than between the hours of 08.00 to 18.00 on Mondays to Fridays inclusive and 08.00 to 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holidays, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interest of highway safety and safeguarding the amenities of persons in the locality, in accordance with Policies WMP26 and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

5. Prior to the commencement of development, the Contractors Project Environmental Plan shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The construction of the development shall be carried out in full accordance with the approved details, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: In the interest of highway safety and amenity, in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

6. Prior to the development hereby permitted being brought into use a landscaping scheme, including proposals for the tree and understorey shrub planting on the southern and eastern boundary of the site, noting species and location, together with a programme for the implementation and maintenance shall be submitted to and approved by the Director of Communities, Economy and Transport. The planting shall thereafter be undertaken during the first available planting season following the approval of the details and maintained in accordance with the approved scheme.

Reason: To close the gaps in the existing tree belt on the southern and eastern boundary of the site to integrate the development effectively into the surrounding environment and in the interest of the visual amenity of the locality, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

7. All trees and hedgerows within the application site shall be retained and protected in accordance with BS 5837:2015 - Trees in Relation to Design, Demolition and Construction. In the event that any trees or hedgerows are removed or seriously damaged as a result of construction activities, they shall be replaced in the next planting season following completion of construction, in accordance with details which are first submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: To ensure the protection of existing trees and hedgerows in the interests of visual amenity and biodiversity, in accordance with Policy WMP25 and WMP27 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

8. No lighting and no powered generators associated with the construction of the development hereby permitted shall be operated outside the permitted operating hours set out in Condition 3, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To safeguard the amenity of the occupiers of properties within the vicinity of the site and to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

9. Prior to the development hereby permitted being brought into use, details of the proposed artificial external permanent lighting to be installed at the site, including type, location, hours of use and layout plan with beam orientation, shall be submitted to and approved by the Director of Communities, Economy and Transport. The lighting shall be installed in accordance with the approved details, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To safeguard the amenity of the occupiers of properties within the vicinity of the site and to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

10. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment shall be provided within the site. The facilities shall be retained in working order at all times and shall be used by construction related vehicles carrying mud, dust or other debris on its wheels before leaving the site. No vehicle associated with the development shall leave the site carrying mud, dust or debris on its wheels.

Reason: In the interests of highway safety and amenity of the locality, in accordance with Policies WMP26 and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

## INFORMATIVES

1. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981 (as amended) particularly with regard to the protection of reptiles, bats and nesting birds, which may be affected during the proposed operations.
2. The Applicant's attention is drawn to their responsibility to maintain the private access track to the site, which adjoins Bridge Farm Road, in good order to avoid any adverse impact from the use of the road on the amenity of adjoining residential properties.

## Schedule of Approved Plans

Site Layout Plan JN.639102.0Z0709 Rev C, Alkalinity Dosing Plant Plan & Elevations JN.639102.0Z0705 Rev B, Ferric Dosing Plant Plan & Elevations Sheet 1 of 2 JN.639102.0Z0706 Rev B, Ferric Dosing Plant Plan & Elevations Sheet 2 of 2 JN.639102.0Z0711 Rev A, Sludge MCC Kiosk Plan & Elevations JN.639102.0Z0710 Rev A, Tertiary MCC Kiosk Plan & Elevations JN.639102.0Z1904 Rev B, Landscaped Area Plan & Sections JN.639102.0Z0712 Rev A, Site Location Plan JN.639102.0Z0708 Rev C

43 PART DEMOLITION OF BUILDING AND REMOVAL OF DOUBLE MOBILE CLASSROOM TO FACILITATE TWO STOREY EXTENSIONS (X2) TO THE MAIN SCHOOL BUILDING TO CREATE 5NO ADDITIONAL CLASSROOMS, AND ASSOCIATED ANCILLARY SPACES INCLUDING OFFICES, STORES AND WCS TO INCREASE THE CAPACITY OF THE SCHOOL TO A 3 FORM OF ENTRY. CRADLE HILL COMMUNITY PRIMARY SCHOOL, LEXDEN ROAD, SEAFORD, BN25 3BA - LW/3322/CC

43.1 The Committee considered a report by the Director of Communities, Economy and Transport. A slight amendment to the Highway Authority Plan at Pitt Drive, following discussions between the applicant and Highways Authority, was brought to the Committee's attention.

43.2 Mr Colin Newbold spoke against the recommendation.

43.3 Fiona Wright, Assistant Director, Children's Services and Maureen Fairhead, Headteacher of Cradle Hill Primary School, spoke in support of the recommendation.

43.4 Councillor Lambert, the Local Member, spoke to highlight concerns over the road safety and traffic management arrangements associated with the application and requested that further conditions be included on these matters.

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

43.6 RESOLVED, by four votes to none with Councillors Buchanan, Field and Taylor abstaining, to grant planning permission, subject to the completion of the following procedure:

(i) To authorise the Director of Communities, Economy and Transport to secure, in conjunction with the Assistant Chief Executive, a Legal Agreement or Undertaking requiring a contribution of £5000 towards alterations to the Traffic Regulation Order to include additional 'keep clear' markings outside the School, a bus clearway on Lexden Drive, junction protection parking restrictions, the provision of 9 sets of pedestrian crossing points, and any other reasonable ancillary requirements; and

(ii) To authorise the Director of Communities, Economy and Transport to grant planning permission upon completion of the Legal Agreement or Undertaking subject to conditions along the lines as indicated in Minute 43.7 below.

(iii) To authorise the Director of Communities, Economy and Transport to refer the application back to this Committee if the Legal Agreement or Undertaking is not secured within 6 months.

43.7 The grant of permission should be 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 development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The Plan shall include details of how noise and dust emissions and any external lighting will be controlled and minimised during the construction of the approved development to the benefit of occupiers of nearby properties. Details shall also be included on how the applicant/contractor will keep neighbours informed of the activities at the site, which may include letter drops and public liaison meetings. The approved Plan shall be carried out in full.

Reason: In the interests of safeguarding the amenity of local residents, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

4. During construction of the development hereby permitted, no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site other than between the hours of 08.00 and 17.30 on Mondays to Fridays inclusive and between 08.30 and 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holidays, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site in accordance with Saved Policy ST3 of the Lewes Local Plan 2003.

5. No works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement has been submitted to and approved in writing by the Director of Communities, Economy and Transport for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to smallest amount possible. 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 best practice. 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 WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

6. The surface water management proposals formulated for the detailed design stage shall be supported by detailed hydraulic calculations which shall be submitted to the Director of Communities, Economy and Transport for written approval. These calculations should take into account the connectivity of the different drainage features and should show a 'like for like' discharge rate between the existing and proposed scenarios during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The approved proposals shall be implemented in full.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.

7. No development shall take place until ground investigations have been undertaken at the site to confirm groundwater levels and infiltration rates and the details of the investigations shall be submitted to the Director of Communities, Economy and Transport for consideration and written approval. The investigations shall include soakage testing in accordance with BRE365. Any drainage measures that are required as a result of the

ground investigations shall be implemented in accordance with details first to be agreed in writing with the Director of Communities, Economy and Transport.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.

8. Before occupation of the development a maintenance and management plan for the entire drainage system relating to the development shall be submitted to the Director of Communities, Economy and Transport for consideration and written approval. The plan shall clearly state which party will be responsible for managing all aspects of the surface water drainage system, including piped drains. The approved plan shall be implemented in full.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.

9. Prior to any ground works or demolition works commencing on site a full Construction Traffic Management Scheme (CTMS) shall be submitted to and approved by the Director of Communities, Economy and Transport. This shall include details on the size of vehicles, the routing of vehicles and the hours of operation. The hours of delivery and collection should avoid peak traffic flow times and AM/PM peak school travel times. Details should also be provided on contractors' parking which should be provided off-street. The approved CTMS shall be implemented in full.

Reason: In the interests of highway safety and the amenity of persons within the locality, in accordance with Core Policy 13 of the Lewes District Local Plan Joint Core Strategy 2016, Saved Policy ST3 of the Lewes District Local Plan 2003 and the provisions of Part 4 of the National Planning Policy Framework 2012.

10. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment shall be provided within the site, details of which shall be first submitted to the Director of Communities, Economy and Transport for approval. The approved equipment shall be installed and used for the duration of the earthworks and/or excavations. No vehicle used in connection with the earthworks and/or excavations shall leave the site with mud or other debris on its wheels or bodywork.

Reason: In the interests of highway safety and the amenity of persons within the locality, in accordance with Core Policy 13 of the Lewes District Local Plan Joint Core Strategy 2016 and Saved Policy ST3 of the Lewes District Local Plan 2003.

11. The development shall not be occupied until the cycle and scooter parking areas as shown on approved drawing DR-A-0101-SO-E (Proposed Site Plan) have been provided in accordance with the details on the Site Plan and these areas shall thereafter be retained for these uses and shall not be used other than for the parking of cycles and scooters.

Reason: In order that the development is accessible by non car modes of travel and to contribute to meeting the objectives of sustainable development, in accordance with Core Policy 13 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 4 of the National Planning Policy Framework 2012.

12. An updated Travel Plan is required to support this development and shall be submitted to the Director of Communities, Economy and Transport for written approval before the

occupation of the development hereby permitted. The Travel Plan should include targets for reduced car use and a monitoring programme to ensure these targets are met. This will need to recommend realistic proposals in providing for and improving non-car modes of travel through walking, cycling and the use of public transport and assess the residual impact of the development on the surrounding highway network including ameliorative measures, as necessary, which shall be first agreed in writing with the Director of Communities, Economy and Transport. The Travel Plan shall be carried out in accordance with the approved proposals.

Reason: To ensure that private car trips to and from the site are reduced to contribute to meeting the objectives of sustainable development, in accordance with Core Policy 13 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 4 of the National Planning Policy Framework 2012.

## INFORMATIVE

1. Due to the restricted nature of the public highway in the vicinity of the site, construction traffic could damage the carriageway/verges. The Highway Authority will require the applicant to reimburse their legitimate expenses in making good any such damage. Prior to the commencement of development the applicant should contact East Sussex Highways on 0345 6080193 to arrange a photographic survey and joint inspection of the local highway network.

### Schedule of Approved Plans

DR-A-0100-S0 - Location Plan, DR-A-0107-S0 - Existing Elevations, DR-A-0108-S0 - Existing Ground Floor Plan, DR-A-0109-S0 - Existing First Floor Plan, DR-A-0110-S0-C - Proposed Ground Floor Plan, DR-A-0111-S0-C - Proposed First Floor Plan, DR-A-0130-S0-B - Proposed Sections, DR-A-0116-S0-B- Proposed Roof Plan, DR-C-0050-S0-B - Drainage Plan, DR-A-0101-S0-E - Proposed Site Plan , DR-A-0103-S0-D - Proposed Bike Racks, H16170-P-501-A - Existing Drainage Aquatech, 0275-MBA-00-00-DR-A-0120-50-F - Proposed Elevations, Potential options for highway improvements - UKP-168-001 Rev B

### 44 CONSTRUCTION OF A FENCED TARMAC PLAY AREA ON NORTH WESTERN BOUNDARY OF THE SCHOOL PLAYING FIELD, WITH ASSOCIATED ACCESS ROUTE FROM THE RECEPTION PLAYGROUND TO THE WEST OF THE MAIN SCHOOL BUILDING. CRADLE HILL COMMUNITY PRIMARY SCHOOL, LEXDEN ROAD, SEAFORD, BN25 3BA - LW/3320/CC

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

44.2 Mr Colin Newbold spoke against the recommendation.

44.3 Fiona Wright, Assistant Director, Children's Services and Maureen Fairhead, Headteacher of Cradle Hill Primary School, spoke in support of the recommendation.

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

44.5 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. During construction of the development hereby permitted, no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site other than between the hours of 08.00 and 17.30 on Mondays to Fridays inclusive and between 08.30 and 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holidays, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site in accordance with Saved Policy ST3 of the Lewes Local Plan 2003.

4. No works shall commence on site until a detailed strategy and method statement has been submitted to and approved in writing by the Director of Communities, Economy and Transport for securing and demonstrating that the amount of waste resulting from the development has been reduced to the smallest amount possible. 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 best practice. All waste materials from 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 and to accord with Policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

5. The surface water management proposals formulated for the detailed design stage shall be supported by detailed hydraulic calculations which shall be submitted to the Director of Communities, Economy and Transport for written approval. These calculations should take into account the connectivity of the different drainage features and should show a 'like for like' discharge rate between the existing and proposed scenarios during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The approved proposals shall be implemented in full.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.

6. No development shall take place until ground investigations have been undertaken at the site to confirm groundwater levels and infiltration rates and the details of the investigations shall be submitted to the Director of Communities, Economy and Transport for consideration and written approval. The investigations shall include soakage testing in accordance with BRE365. Any drainage measures that are required as a result of the ground investigations shall be implemented in accordance with details first to be agreed in writing with the Director of Communities, Economy and Transport.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.



7. Before occupation of the development a maintenance and management plan for the entire drainage system relating to the development shall be submitted to the Director of Communities, Economy and Transport for consideration and written approval. The plan shall clearly state which party will be responsible for managing all aspects of the surface water drainage system, including piped drains. The approved plan shall be implemented in full.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.

#### INFORMATIVE

1. The Applicant's attention is drawn to the need to contact the County Archaeologist as follows:

As 'cut and fill' is proposed for this development, the ground works contractor is requested to contact the County Archaeologist at [county.archaeology@eastsussex.gov.uk](mailto:county.archaeology@eastsussex.gov.uk) and to inform him, with at least 10 days' notice, of the works taking place so that arrangements can be made to inspect the stripped area and to confirm that no significant archaeological remains have been exposed. In the event that significant or complex archaeological remains were to be exposed the County Archaeologist would advise the applicant and their ground works contractor on how to proceed.

#### Schedule of Approved Plans

DR-A-0104-SO - Location Plan, DR-A-0106-SO - Site Section Plan, 0275-MBA-05-GF-DR-A-0102-S0-C - New Hard Play Area Plan, Existing Drainage Aquatech – Drg. No. 501 Rev A

#### 45 QUARTERLY DEVELOPMENT MANAGEMENT

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

45.2 RESOLVED to (1) welcome the report; and  
(2) thank the staff for their efforts in the work involved.

#### 46 VARIOUS ROADS JARVIS BROOK 30MPH AND 40MPH SPEED LIMIT ORDER 2016 - OBJECTIONS TO THE TRAFFIC REGULATION ORDER

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

46.2 Councillor Stogdon, one of the Local Members and Vice Chair of the Planning Committee, spoke to set out the background to the proposed Order, and to support the recommendation.

46.3 Members have considered the report and the comments of the Local Member, and agree with the conclusions and reasons for recommendation as set out in paragraph 3 of the report.

46.4 RESOLVED to (1) not uphold the objection to the draft Order; and

(2) recommend to the Director of Communities, Economy and Transport, that the Order should be made as advertised.