

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 20 May 2020.

++ Please note, the Members of the Committee were not present in person, but took the decisions remotely ++

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PRESENT Councillors Richard Stogdon (Chair), Barry Taylor (Vice Chair), Bob Bowdler, Godfrey Daniel, Kathryn Field, Tom Liddiard and Pat Rodohan

### 1 MINUTES OF THE MEETING HELD ON 11 MARCH 2020

1.1 The Committee confirmed the minutes of the meeting held on 11 March 2020 as a correct record.

### 2 DISCLOSURES OF INTERESTS

2.1 Councillor Kathryn Field declared a personal interest in Item 5B as an Executive Member of Rother District Council, one of the objectors, but she did not consider this to be prejudicial.

### 3 REPORTS

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

### 4 NEW BUILDING FOR STORAGE OF SEGREGATED WASTE MATERIALS. GREENACRE RECYCLING LTD, NEW ROAD INDUSTRIAL ESTATE, NEWHAVEN, BN9 0HE - LW/839/CM

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

4.2 Members agreed that in the letter to accompany the decision notice to the applicant's agent, reference should be made to protecting the boundary hedgerow while works are carried out to the building.

4.3 Members have considered the report and agree with the conclusion and reasons for recommendation as set out in at paragraph 7 of the report.

4.4 RESOLVED by six votes to one to grant 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 drawings and documents listed in the Schedule of Approved Plans.

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

## INFORMATIVE

1. The applicant should contact the Environment Agency with regard to any effects the proposed development would have on the site's Environmental Permit and in relation to works in close proximity to a water course.

### Schedule of Approved Plans

Planning statement, Flood Risk Assessment, 16615-PL01 - Location Plan, 16615-PL22B- Proposed Storage Shelter Plan, 16615-PL21B - Proposed Elevations, 16615-PL20B - Proposed Site Plan

### 5 INFILLING OF OLD CLAY PIT WITH INERT MATERIAL TO IMPROVE SITE SAFETY, TURNING AND STORAGE. THE YARD GATE FARM, NORTHIAM ROAD, STAPLECROSS, TN32 5RP - RR/827/CM

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

5.2 Councillor Angharad Davies, the Local Member, spoke in support of the application.

5.3 Members proposed and agreed an amendment to Condition 4, to replace "seriously damaged" with "significantly damaged".

5.4 Members have considered the report and comments of the Local Member and agree with the conclusion and reasons for recommendation as set out in at paragraph 7 of the report, together with the amendment at Minute 5.3.

5.5 RESOLVED to grant 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 development shall take place (including any demolition, ground works and site clearance) until a method statement for avoidance of harm to great crested newts has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The content of the method statement shall include the:
  - a) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - b) extent and location of proposed works shown on appropriate scale maps and plans;

- c) timetable for implementation, demonstrating that works and activities set out within the Method Statement are aligned with the proposed phasing of infilling the pit;
- d) persons responsible for implementing the works;
- e) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect species identified in the ecological surveys from adverse impacts during construction and to avoid an offence under the Wildlife and Countryside Act 1981, as amended and The Conservation of Habitats and Species Regulations 2017, as amended.

- 4. All trees and hedgerows around the boundaries of the site and along the fence line, including the roadside hedge as identified on the Location Plan (drawing no. 918/19/CPL/02) shall be retained and protected in accordance with BS 5837:2012 - Trees in Relation to Design, Demolition and Construction. In the event that any such trees or hedgerows are removed or significantly damaged as a result of infilling activities, they shall be replaced in the next planting season following completion of development, in accordance with details which are first submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of amenity of users of Northiam Road and residential properties located opposite the site on Northiam Road, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

- 5. All measures detailed within the approved Traffic Management Plan (Rev A April 2020) shall be implemented in full and maintained during the construction phase of the development.

Reason: To ensure safety of persons using the highway, in accordance with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

#### Schedule of Approved Plans

Supporting Statement, 918/19/CPL/01 - Block and Sections, 918/19/CPL/02 - Location Plan, Planning Statement, ECOLOGICAL SCOPING SURVEY 19th December 2019, 918/19/CPL/02 Rev A - Turning area and location of traffic signs, 918/19/CPL/03 Rev A - Vehicle Movements (tracking), Rev A April 2020 - Traffic Management Plan

The meeting ended at 11.35 am.

ChairPresentList  
Chair