



PLANNING COMMITTEE

WEDNESDAY, 13 SEPTEMBER 2023

10.30 AM COUNCIL CHAMBER, COUNTY HALL, LEWES

MEMBERSHIP - Councillor Tom Liddiard (Chair)
Councillors Philip Lunn (Deputy Chair), Abul Azad, Godfrey Daniel,
Kathryn Field, Eleanor Kirby-Green and Pat Rodohan

A G E N D A

1. Minutes of the meeting held on 12 July 2023 (*Pages 3 - 6*)
2. Apologies for absence
3. Disclosures of interests
Disclosures by all members present of personal interests in matters on the agenda, the nature of any interest and whether the member regards the interest as prejudicial under the terms of the Code of Conduct.
4. Urgent items
Notification of items which the Chair considers to be urgent and proposes to take at the appropriate part of the agenda. Any members who wish to raise urgent items are asked, wherever possible, to notify the Chair before the start of the meeting. In so doing, they must state the special circumstances which they consider justify the matter being considered urgent.

Traffic Regulation Orders - report(s) by the Director of Communities, Economy and Transport

5. A265 Burwash Road & B2096 Battle Road, Heathfield (*Pages 7 - 12*)
Report by the Director of Communities, Economy and Transport
6. Any other items previously notified under agenda item 4

PHILIP BAKER
Assistant Chief Executive
County Hall, St Anne's Crescent
LEWES BN7 1UE

5 September 2023

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NOTE: As part of the County Council's drive to increase accessibility to its public meetings, this meeting will be broadcast live on its website and the record archived. The live broadcast is accessible at: www.eastsussex.gov.uk/yourcouncil/webcasts/default.htm

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PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at Council Chamber, County Hall, Lewes on 12 July 2023.

PRESENT Councillors Tom Liddiard (Chair), Abul Azad, Godfrey Daniel, Kathryn Field and Pat Rodohan, Philip Lunn and Paul Redstone

LEAD MEMBERS Councillor Carl Maynard

ALSO PRESENT Councillor Ian Hollidge

1. MINUTES OF THE MEETING HELD ON 15 FEBRUARY 2023

1.1 The Committee approved as a correct record the minutes of the meeting held on 15 February 2023.

2. APOLOGIES FOR ABSENCE

2.1 Apologies for absence were received from Councillor Kirby-Green.

2.2 It was noted that Councillors Redstone and Lunn were in attendance as substitutes for Councillor Kirby-Green and the current vacancy on the Committee.

3. DISCLOSURES OF INTERESTS

3.1 Councillor Daniel declared a personal interest in item 5 as a holder of a blue badge. He did not consider this to be prejudicial.

3.2 Councillor Redstone declared a personal interest in item 5 as a Local Member who expressed interest to local Councillors and residents at the consultation stage for Site 28 George Hill, Blenheim Court and George Close, Robertsbridge. Councillor Redstone left the room during the debate and vote for this site.

3.3 Councillor Field declared a personal interest in item 5 as an executive member of Rother District Council. She did not consider this to be prejudicial.

3.4 Councillor Hollidge declared a personal interest in item 5 as a member of Sustrans, Cycling UK, Living Streets and the Institute of Advanced Drivers. He did not consider this to be prejudicial.

3.5 Councillor Maynard declared a personal interest in item 5 as a member of Rother District Council. He did not consider this to be prejudicial.

4. URGENT ITEMS

4.1 There were none.

5. REPORTS

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

6. ROTHER PARKING REVIEW 2022

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

6.2 Mr Nick Maddock, Ms Margaret O'Neill and Mr Richard Williams spoke against the proposal but in support of the officer's recommendation for Site 2 Military Road and North Salts, Rye.

6.3 Mr Phil Johnson spoke against the proposal and officer's recommendation for Site 9 Glengorse, Battle.

6.4 Ms Yolanda Laybourne spoke against the proposal and officer's recommendation for Site 33 Proposed Zone Extensions, Bexhill.

6.5 The following Local Members spoke on the following sites detailed in the report:

Site	Location	Local Member
6	Millfield Rise and Larkhill, Bexhill	Cllr Hollidge
7	Woodville Road, Bexhill	Cllr Hollidge
8	De La Warr Road and Dorset Road, Bexhill	Cllr Hollidge
9	Glengorse, Battle	Cllr Field
10	High Street, Battle	Cllr Field
11	High Street, Battle	Cllr Field
12	Sunny Rise and North Trade Road, Battle	Cllr Field
13	Hastings Road, The Spinney, Starrs Mead and Starr's Green Lane, Battle	Cllr Field
14	Ninfield Road, Turkey Road and All Saints Lane, Bexhill	Cllr Azad
19	Cooden Drive, Richmond Avenue and Westcourt Drive, Bexhill	Cllr Hollidge
20	Dorset Road, Bexhill	Cllr Hollidge
22	Richmond Road, Cooden Drive, Richmond Grove and West Parade, Bexhill	Cllr Hollidge
24	Terminus Road, Bexhill	Cllr Hollidge
25	Warwick Road, Bexhill	Cllr Azad
27	Main Street, Northiam	Cllr Redstone
28	George Hill, Blenheim Court and George Close, Robertsbridge	Cllr Redstone
31	Bodiam Road, Weald View and Sheringham Close, Staplecross	Cllr Redstone
32	Moor Lane, Main Road, Wheel Lane, Cottage Lane and Workhouse Lane, Westfield	Cllr Maynard
33	Proposed Zone Extensions, Bexhill	Cllr Hollidge
34	Brassey Road, Bexhill	Cllr Hollidge
35	Bolebrooke Road and Middlesex Road, Bexhill	Cllr Hollidge
36	De La Warr Parade, Bexhill	Cllr Hollidge
37	Knole Road, Bexhill	Cllr Hollidge
38	Linden Road and Albany Road, Bexhill	Cllr Hollidge
39	St Leonards Road, Wilton Road and Sea Road, Bexhill	Cllr Hollidge
40	Jameson Road, Bexhill	Cllr Hollidge
41	Eversley Road and Wilton Road, Bexhill	Cllr Hollidge
42	Bedford Avenue, Bexhill	Cllr Hollidge
43	Cantelupe Road, Bexhill	Cllr Hollidge
44	De La Warr Parade and Bethune Road, Bexhill	Cllr Hollidge
45	Dorset Road South, Bexhill	Cllr Hollidge
46	Lionel Road, Bexhill	Cllr Hollidge
47	Sutton Place, Bexhill	Cllr Hollidge

48	Amherst Road and Mitten Road, Bexhill	Cllr Hollidge
49	Mitten Road and New Park Avenue, Bexhill	Cllr Hollidge
50	Reginald Road, Windsor Road, Leopold Road, Victoria Road and Terminus Road, Bexhill	Cllr Hollidge
51	Brockley Road, Bexhill	Cllr Hollidge
52	Cornwall Road, Bexhill	Cllr Hollidge
53	Egerton Road, Bexhill	Cllr Hollidge
54	Park Road, Bexhill	Cllr Hollidge
55	West Parade and South Cliff, Bexhill	Cllr Hollidge
56	Wickham Avenue, Bexhill	Cllr Hollidge

6.6 A motion to amend recommendation 3 to exclude Sites 9 Glengorse, Battle, 41 Eversley Road and Wilton Road, Bexhill and 47 Sutton Place, Bexhill (with the effect of upholding the objections) was proposed, seconded, voted on and won.

6.7 Members have considered the report and comments of the public speakers and Local Members, and agree with the conclusions and reasons for the recommendations as set out in the report, with the exception of the three sites mentioned at Minute 6.6.

6.8 The Committee RESOLVED to:

- 1) Uphold the objections to the draft Order as set out in Appendix 1 of the report.
- 2) Uphold, in part, the objections to the draft Order as set out in Appendix 2 to the report.
- 3) Not uphold the objections to the draft Order as set out in Appendix 3 of the report, with the exception of Sites 9, 41 and 47; and
- 4) Recommend to the Director of Communities, Economy and Transport that the Traffic Regulation Order be made in part.

7. DEVELOPMENT MANAGEMENT MATTERS

7.1 The Committee considered a report by the Director of Communities, Economy and Transport which detailed the site monitoring and enforcement work completed in the last six months (1 January 2023 to 30 June 2023).

7.2 The Committee RESOLVED to note and welcome the report.

(The meeting ended at 3.42 pm)

CHAIRMAN

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Committee:	Regulatory Planning Committee
Date:	13 September 2023
Report by:	Director of Communities, Economy and Transport
Title of Report	Traffic Regulation Order – A265 Burwash Road & B2096 Battle Road, Heathfield
Purpose of Report	To consider the objection received in response to the formal consultation on the draft Traffic Regulation Order associated with the development of Cart Barn, Burwash Road, Heathfield
Contact Officer:	Mark Weston – 01273 482242
Local Member:	Councillor Cross

RECOMMENDATIONS

The Planning Committee is recommended to:

- 1) Not uphold the objections to the draft Order as set out in paragraph 2.2 of this report; and**
 - 2) Recommend to the Director of Communities, Economy and Transport that the draft Traffic Regulation Order be made as advertised.**
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CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT.

1. Introduction

1.1 Planning permission for a residential development of 15 dwellings at Cart Barn, Burwash Road, Heathfield, TN21 8QY was granted by Wealden District Council in November 2020 (Planning application reference WD/2019/2321/MRM). A planning condition was attached to the permission that secured the requirement for a review of extent of the existing 30mph speed limit. This needs to be implemented through a Traffic Regulation Order (TRO), the cost of which is funded by the developer. The proposed lowered speed limit is intended to reduce vehicle speeds on the approaches to the new junction (the development access).

1.2 To encourage compliance with the extended 30mph speed limit, gateway features consisting of red coloured road surfacing, road markings and speed limit signs are proposed at the start of the new limit.

1.3 An initial consultation was carried out between 7 November 2022 and 30 November 2022 with the local District, and County Councillors, and statutory consultees including the emergency services and bus companies.

1.4 On 19 May 2023, the County Council gave notice under the relevant section of the Road Traffic Regulation Act 1984 (as amended), that it was proposing to amend the existing Traffic Regulation Order. A copy of the draft Traffic Regulation Order is included in Appendix 1. Copies of the advertised Notice of proposals were placed on posts in Burwash Road and Battle Road, copies of the proposals were also placed on deposit in County Hall reception for viewing by members of the public. In addition, the Public Notice was advertised in the local newspaper (The Sussex Express) on 19 May 2023. The formal period for representations ended on 12 June 2023.

1.5 It is acknowledged that the Parish Council were not consulted initially due to an oversight. However, it was agreed with them that this matter would not be taken forward until such time as they had considered it and provided their comments.

1.6 The proposals are as follows:

- To extend the 30mph speed limit in the following lengths of road: A265 Burwash Road: From the current 30mph speed limit (135m east of the centreline of B2203, Tower Street), eastwards for 575m and B2096 Battle Road: From the junction with Burwash Road south-eastwards for 155m.
- The existing 40mph and National speed limits will remain in force outside of the 30mph limit will remain in place.

1.7 The proposed speed limit will reduce vehicle speeds on the approach to the new junction that accesses the approved residential development. This will allow for compliance with visibility guidance, increase pedestrian safety and minimise potential for collisions at the proposed site entrance. The 30mph speed limit will also cover the junctions of the A265 Burwash Road with Newick Lane, B2203 Battle Road, Crown Drive and the access road leading to Heathfield Household Waste Site which will further enhance road safety in the area.

2. Comments and Appraisal

2.1 During the formal consultation period, five items of correspondence were received. While they were in favour of the proposed speed limit reduction in principle, they all expressed a desire for it to be extended further along Battle Road and they are therefore considered to be objections to the proposal. Full copies of all the correspondence received have been made available to the Members of the Planning Committee.

2.2 The grounds for the objections are that:

- “The proposed 30mph limit should be extended to join the existing limit at Punnetts Town, creating a safer environment for students walking and cycling to and from the College from Heathfield and Punnetts Town on the Battle Road or Broad Oak using Halley Road”.
- “Disappointed you aren't extending the 40mph limit further SE thus replacing the NSL stretch on the Battle Road”.
- “We are supportive with the speed limits being reduced to 30mph as indicated on the plan. However, the 30mph speed limit should extend all the way down Battle Road (B2096) through to Punnetts Town, to make this route safer for students walking and cycling to Heathfield Community College from both the Heathfield and Punnetts Town directions. In turn, this would help East Sussex County Council meet its Net Zero targets by encouraging students to use more sustainable means of transport to get to school. Currently, this route is prohibitively dangerous for walkers and cyclists”.

- “I am in full agreement with the changes but would like to see the 40mph section on the Battle Road section extended to meet the 40mph limit which starts by the Heathfield Community College”.
- “Members also asked for consideration to be given to the extension of the speed limit to 30 mph further along the Battle Road to the pelican crossing at the junction of Halley Road, given the large number of school age individuals using the road. The national speed limit is considered inappropriate due to the close proximity of the schools”.

2.3 It is not considered that the objections provide sufficient grounds to warrant the modification or withdrawal of the proposals. The TRO relates solely to the development in Burwash Road and is a mitigation measure for it as a requirement of the planning permission for the site. The Traffic Regulation Order will implement a speed limit extension, it is not to address any existing road safety concerns and its implementation is paid for by the developer.

2.4 Speed limits, to be effective, must be set at a level which appears reasonable to a driver and adequately reflect the environment through which the road passes. Many people consider speed limits as the answer to all road safety concerns and whilst appropriately set speed limits can improve road safety, erecting speed limit signs does not always produce the desired level of vehicle speeds unless a driver can see a need for the limit. It is considered that to reduce the speed limit further along Battle Road would require traffic calming to be designed and implemented. It is not considered appropriate to introduce a further extended 30/40mph speed limit as part of this proposal, as it is not required to make the development acceptable in planning terms and therefore cannot be requested of the developer.

3. Conclusion and reasons for recommendation

3.1 This proposal seeks to address road safety concerns associated with the proposed development at Cart Barn only. It is considered that the concerns raised by the objectors should not be upheld and the proposals should proceed as per the advertised TRO.

3.2 In turn, it is recommended that the Planning Committee recommends to the Director of Communities, Economy and Transport that the draft Order be made as advertised.

RUPERT CLUBB

Director of Communities, Economy and Transport

BACKGROUND DOCUMENTS

None

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EAST SUSSEX COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

**The East Sussex (A265 Burwash Road & B2096 Battle Road, Heathfield)
(30mph & 40mph Speed Limit) Order 202***

East Sussex County Council, in exercise of its powers under Section 84(1) and (2) of the Road Traffic Regulation Act 1984 ("the Act"), as amended, and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order:-

1. No person shall drive a vehicle at a speed exceeding 30mph on those lengths of road specified in Schedule One to this Order.
2. No person shall drive a vehicle at a speed exceeding 40mph on those lengths of road specified in Schedule Two to this Order
3. No speed limit imposed by this Order applies to vehicles falling within Regulation 3 (4) of the Road Traffic Exemptions (Special Forces) (Variation and Amendment) Regulations 2011 when used in accordance with Regulation 3 (5) of those Regulations.
4. The following parts of "The East Sussex (A265 Broad Oak, Heathfield) (30mph and 40mph Speed Limit) Order 2011", insofar as it relates to SCHEDULE TWO 40mph Speed Limit;

A265 Burwash Road - from a point 135m east of the centreline of B2203 Tower Street, eastwards to a point 11 metres west of the extension of the western kerbline of Street End Lane and;

B2096 Parkwall Road - from the junction with the A265 Burwash Road, southeastwards for a distance of 230 metres.

are hereby revoked.

5. This Order may be cited as "The East Sussex (A265 Burwash Road & B2096 Battle Road, Heathfield) (30mph & 40mph Speed Limit) Order 202*" and shall come into operation on xxx 202*.

SCHEDULE ONE
30 mph Speed Limit

Burwash Road - from a point 135 metres east of the junction with B2203 Tower Street, eastwards for a distance of 575 metres

Battle Road - from the junction with Burwash Road south-eastwards for a distance of 155 metres

SCHEDULE TWO
40 mph Speed Limit

Burwash Road from a point 710 metres east of the junction with B2203 Tower Street, eastwards to a point 11 metres west of the junction with Street End Lane

Battle Road from a point 155 metres south of the junction with Burwash Road south-eastwards for a distance of 75 metres

THE COMMON SEAL of EAST SUSSEX)
COUNTY COUNCIL was affixed)
hereto on the xx day of xx two)
thousand and xx in the presence of:-)

Authorised Signatory

H & T Ctte. 2.4.74 - para 4.2 joint report of County Secretary & County Engineer - para 4.