

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at Council Chamber, County Hall, Lewes on 14 August 2024.

PRESENT Councillors Tom Liddiard (Chair), Philip Lunn (Deputy Chair), Abul Azad, Godfrey Daniel and Paul Redstone

9. MINUTES OF THE MEETING HELD ON 10 JULY 2024

9.1 The Committee approved as a correct record the minutes of the meeting held on 10 July 2024.

10. APOLOGIES FOR ABSENCE

10.1 Apologies for absence were received from Councillors Field, Kirby-Green and Rodohan.

10.2 It was noted that Councillor Redstone was in attendance as a substitute for Councillor Kirby-Green.

11. DISCLOSURES OF INTERESTS

11.1 There were none.

12. URGENT ITEMS

12.1 There were none.

13. REPORTS

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

14. A HEIGHT EXTENSION TO THE EXISTING ASPHALT PLANT STACK - PLOTS 6 & 7, NORTH QUAY ROAD, NEWHAVEN, BN9 0AB

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

14.2 The following people spoke against the recommendation for granting planning permission:

- Councillor Paul Keene (Member of Lewes District Council)
- Mr Marek Palme
- Ms Vera Zakharov

14.3 Mr George Massingham (agent for the applicant) spoke in support of the recommendation for granting planning permission.

14.4 Members have considered the report, together with the comments of the public speakers and written representation from Councillor James MacCleary as the Local Member and agree with the conclusions and reasons for the recommendation set out in paragraph 8 of the report.

14.5 The Committee unanimously 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 and Documents.

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

3. The stack height extension hereby permitted alongside the list of mitigation measures set out in letter titled FM Conway Newhaven Asphalt Plant – Summary of Mitigation Measures dated 31st January 2024 shall be fully implemented and retained for the lifetime of the development, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interest of the amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

INFORMATIVE

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees, scrub, dense shrubs, hedgerows and buildings/structures are likely to contain nesting birds between 01 March and 31 August inclusive. Some of these habitats are present on the application site or in close proximity and could contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Schedule of Approved Plans and Documents

Supporting Statement, Air quality assessment of releases from an asphalt production process, Landscape and Visual Impact Assessment, Appendix A - Drawings and Photosheets, Appendix B - Methodology, KD.NHVN.2.D.002 - Location Plan, KD.NHVN.2.D.003 - Site Plan, KD.NHVN.2.D.004 - Existing Elevations, KD.NHVN.2.D.005 - Proposed Elevations, Summary of Mitigation Measures

(The meeting ended at 11.13 am)

CHAIRMAN