

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at Council Chamber, County Hall, Lewes on 11 December 2024.

PRESENT Councillors Philip Lunn (Deputy Chair), Abul Azad, Colin Belsey, Godfrey Daniel, Kathryn Field, Eleanor Kirby-Green and Pat Rodohan

ALSO PRESENT Councillor Phil Scott

28. MINUTES OF THE MEETING HELD ON 16 OCTOBER 2024

28.1 The Committee approved as a correct record the minute of the meeting held on 16 October 2024.

29. APOLOGIES FOR ABSENCE

29.1 Apologies for absence were received from the Chair, Councillor Liddiard. Councillor Lunn, the Vice Chair, took the Chair for the meeting.

29.2 It was noted that Councillor Belsey was in attendance as a substitute for Councillor Liddiard.

30. DISCLOSURES OF INTERESTS

30.1 There were none.

31. URGENT ITEMS

31.1 There were none.

32. REPORTS

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

33. RENOVATION AND EXTENSION OF HOLLINGTON YOUTH HUB, INVOLVING: DEMOLITION OF PREVIOUS EXTENSIONS AND DETACHED GARAGE; RENOVATION AND NEW WINDOWS TO THE ORIGINAL BUILDING; NEW ENTRANCE CANOPY TO THE FRONT, AND EXTENSIONS TO THE SIDE AND REAR, WITH ASSOCIATED LANDSCAPING AND ACCESS IMPROVEMENTS, EXTERNAL LIGHTING AND ROOF-MOUNTED RENEWABLE ENERGY EQUIPMENT. HOLLINGTON YOUTH CENTRE, WISHING TREE ROAD NORTH, ST LEONARDS-ON-SEA, EAST SUSSEX, TN38 9LL - HS/3510/CC

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

33.2 The following people spoke for the recommendation for granting planning permission:

- Sarah Collins (agent for the applicant)
- Colin Edgley (the applicant)

33.3 Councillor Phil Scott, the Local Member spoke in support of the recommendation for granting planning permission.

33.4 Members have considered the report, together with the comments of the public speakers and Local Member and agree with the conclusions and reasons for the recommendation set out in paragraph 8 of the report.

33.5 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.

Construction

3. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Director of Communities, Economy and Transport. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details of but not be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with Policy DM4 of the Hastings Development Management Plan 2015.

4. Prior to any groundworks a 'Site Waste Management Plan' including measures to minimise waste arisings shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: To ensure appropriate methods for dealing with waste materials are adopted, in accordance with Policy WMP3A of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

Landscape

5. Prior to the development being brought into use, a detailed planting scheme and management plan shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The planting shall include details of numbers, spacing and species for all planted areas.

The approved scheme shall thereafter be implemented in full and maintained for the lifetime of the development.

Reason: To ensure the proposed planting scheme is suitable for the location.

6. Prior to the development being brought into use, details of all hard landscape materials shall be submitted to and approved in writing by the Director of Communities, Economy and Transport.

The approved details shall thereafter be implemented in full and maintained for the lifetime of the development.

Reason: In the interests of the amenity of the locality in accordance with Policy DM3 of the Hastings Development Management Plan 2015 and to ensure the materials are appropriate for the site and location.

Noise

7. The four individual pieces of rooftop plant hereby approved, as listed in section 2.3 of the 'Acoustic South East BS4142:2014-A1:2019 Assessment – Plant Assessment' dated 01/10/2024, shall not be operational at any time other than between the hours of 0600 to 2100 Monday to Sunday (inclusive), unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality in accordance with Policy DM3 of the Hastings Development Management Plan 2015.

8. The four individual pieces of rooftop plant hereby approved, as listed in section 2.3 of the 'Acoustic South East BS4142:2014-A1:2019 Assessment – Plant Assessment' dated 01/10/2024, shall be installed and maintained in line with the manufacturer's instructions. All rooftop plant shall be fitted with anti-vibration mounts, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality in accordance with Policy DM3 of the Hastings Development Management Plan 2015.

9. The noise rating level from the operation of the plant will, at all times, not exceed the background noise levels at the nearest noise sensitive receptors, as measured in accordance with BS 4142:2014+A1:2019'.

Reason: In the interests of the amenity of the locality in accordance with Policy DM3 of the Hastings Development Management Plan 2015.

Other

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

Reason: To ensure the appropriate appearance of the development in the area in accordance with Policies DM1 and DM3 of the Hastings Development Management Plan 2015.

11. All external lighting shall be switched off between the hours of 22:00 and 07:30, except for motion sensor security lights, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenities of the locality in accordance with Policy DM3 of the Hastings Development Management Plan 2015.

INFORMATIVE

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be East Sussex County Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant.

Schedule of Approved Plans and Documents

Planning Statement, Transport Statement, Noise Impact Assessment, Energy Statement, External Lighting Report, Site Location Plan , Proposed Site Plan , External Lighting Plan Ground Floor, Roof Level Lighting Layout, External Lighting Spec Sheet Ex2 Rear Car Park, External Lighting Spec Sheet Ex3 Below Entrance Canopy, Existing Ground Floor Plan 02224 PI 200, Existing First Floor Plan 02224 PI 201, Existing Elevations 02224 PI 300, Existing And Proposed Street Elevations 02224 PI 326, Existing And Proposed Site Sections 02224 PI 400, Existing And Proposed Site Sections 02224 PI 401, Existing And Proposed Site Sections 02224 PI 402, Demolition Plan Ground Floor 02224 PI 203, Demolition Plan First Floor 02224 PI 204, Proposed Ground Floor Plan 02224 PI 225, Proposed First Floor Plan 02224 PI 226, Proposed Elevations 02224 PI 325, Proposed External Works Plan 02224 PI 220, Proposed Street Elevations Showing New Ramp 02224 PI 327, Design And Access Statement Rev A, Planning Addendum - Sports Hall Facility

(The meeting ended at 11.02 am)

CHAIRMAN