

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 21 September 2016.

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

### 33 MINUTES OF THE MEETING HELD ON 17 AUGUST 2016

33.1 RESOLVED to approve as a correct record the minutes of the meeting held on 17 August 2016.

### 34 REPORTS

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

### 35 REPLACEMENT OF BOUNDARY FENCE TO ANTI CLIMB GREEN V MESH FENCING AT 2.4M HIGH. ROBERTSBRIDGE COMMUNITY COLLEGE, KNELLE ROAD, ROBERTSBRIDGE, TN32 5EA - RR/3323/CC

35.1 The Committee considered a report by the Director of Communities, Economy and Transport, together with the written comments of the Local Member in support of the recommendation circulated prior to the meeting.

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

35.3 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. All works to remove the existing fence and erect the new fence shall be undertaken in accordance with the requirements of British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction.

Reason: To protect trees in the interests of the amenity of the locality and the landscape of the High Weald AONB, in accordance with Policies OSS4 and EN1 of the Rother Local Plan Core Strategy 2014.

4. The development shall be implemented in accordance with the submitted Waste Minimisation Statement, submitted as part of the application's Design and Access 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 and Hove Waste and Minerals Plan 2013.

#### Schedule of Approved Plans

Design and Access Statement, Site Location Plan, Fencing Plan 1 Received 9.9.16

#### 36 THE ERECTION OF NEW FRONTAGE GATES AND FENCING, THE INSTALLATION OF A NEW MULTI USE GAMES AREA AND ASSOCIATED FENCING, THE ERECTION OF A CANOPY, AND THE RECONFIGURATION OF THE CAR PARK AND ACCESS WAY, ROBSACK WOOD PRIMARY ACADEMY, 100 WHATLINGTON WAY, ST LEONARDS ON SEA - HS/3318/CC

36.1 The Committee considered a report by the Director of Communities, Economy and Transport, together with the written comments of the Local Member circulated prior to the meeting.

36.2 The Chair proposed an amendment to Condition 3, to allow the Academy to use the MUGA outside of the permitted hours with the written consent of the Head of Planning and Environment or the Director of Communities, Economy and Transport.

36.3 Members have considered the officer's report and the comments of the Local Member, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report, subject to the proposed amendment to Condition 3.

36.4 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. The Multi Use Games Area hereby permitted shall not be used at any time other than between the hours of 0830 and 1800 Monday to Friday inclusive, excluding Bank and Public holidays, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In order to safeguard the amenity of the neighbouring residents, in accordance with Policy DM3 of the Hastings Development Management Plan 2015.

4. Prior to the commencement of the development hereby permitted a Construction Traffic Management Scheme shall be submitted to and approved in writing by the Director of Communities, Economy and Transport and shall include details of the size of vehicles, routing of vehicles, the location of site compounds, site access and hours of operation.

The hours of delivery/collections should avoid peak traffic flow times and AM/PM peak School travel times. The development shall be carried out in accordance with the approved scheme, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: In the interests of highway safety and amenity, in accordance with Policy DM3 and DM4 of the Hastings Development Management Plan 2015.

5. Prior to the commencement of the development hereby permitted details of the final specification of the acoustic barriers and proposed surface of the Multi Use Games Area shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. Thereafter, the Multi Use Games Area shall not be brought into use until the approved barriers and surface have been installed in accordance with the approved details.

Reason: To ensure the appropriate appearance of the Multi Use Games Area and to safeguard the amenity of the occupiers of residential properties within the locality, in accordance with Policies DM1 and DM3 of the Hastings Development Management Plan 2015.

6. Prior to the commencement of the development hereby permitted details of the materials to be used for the external surfaces and boundary fencing shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The development shall thereafter be carried out in accordance with the approved materials, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure an appropriate appearance of the site in the locality, in accordance with Policy DM1 of the Hastings Development Management Plan 2015.

7. The development hereby permitted shall not be brought into use until details of the proposed cycle parking have been submitted to and approved by the Director of Communities, Economy and Transport and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes of transport, in accordance Policy DM4 of the Hastings Development Management Plan 2015.

8. Prior to the development being brought into use a landscaping scheme, including proposals for the replacement tree planting and additional planting, noting species and location, together with a programme for 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 discharge of this condition and maintained in accordance with the approved scheme.

Reason: To integrate the development effectively into the surrounding environment and in the interest of the visual amenity of the locality, in accordance with Policy EN3 of the Hastings Planning Strategy 2014 and Policies DM1 and DM3 of the Hastings Development Management Plan 2015.

9. 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 any 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 the amenity of the locality, in accordance with Policy DM4 and DM3 of the Hastings Development Management Plan.

10. The surface water management proposals formulated for the detailed design stage should be supported by detailed hydraulic calculations. These calculations should take into account the connectivity of the different drainage features. They 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. Any proposals for infiltration systems should be supported by ground investigations and prior to the commencement of the development the findings shall be submitted to and approved by the Director of Communities, Economy and Transport. Thereafter, the proposals shall be implemented in full in accordance with the approved details.

Reason: To reduce the risk of flooding, in accordance Policy SC7 of the Hastings Planning Strategy 2014.

11. No artificial external lighting, including floodlighting, shall be installed or used in relation to the use of the Multi-Use Games Area, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: To protect the amenity of the locality, in accordance with Policy DM3 of the Hastings Development Management Plan 2015.

12. In this condition `retained trees` means an existing tree which is to be retained in accordance with the approved plans and particulars and paragraphs (a) and (b) below shall have effect until the completion of the development hereby approved.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Director of Communities, Economy and Transport.

(b) If any retained tree is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Director of Communities, Economy and Transport.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and British Standard 5837 (Trees in relation to design, demolition and construction) before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor any fires lit, and the ground levels within those areas shall not be altered, nor shall any excavation be made, or operations carried out without the prior written consent of the Director of Communities, Economy and Transport.

Reason: In the interest of protecting trees at the site and of visual amenity, in accordance with Policy EN3 of the Hastings Planning Strategy 2014 and DM1 of the Hastings Development Management Plan 2015.

## INFORMATIVES

1. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981, as amended, in undertaking any activities on the site in relation to the hereby permitted development.

Schedule of Approved Plans

Proposed Site Plan & MUGA Plan 8874-002B, Location Plan 8874-001A, Existing Site Plan Showing Car Parking Spaces 8874-004A, Proposed External Works 8874-003C

37 OBJECTIONS TO THE VARIOUS ROADS IN BURWASH) (PROHIBITION OF WAITING AND PROHIBITION OF STOPPING AND WAITING ON SCHOOL KEEP CLEAR MARKINGS) ORDER 201\*

37.1 The Committee considered a report by the Director of Communities, Economy and Transport. Officers reported that the Local Member had attended Parish Council meetings, and that the Parish Council and Local Member were in support of the proposals.

37.2 Members have considered the officer's report and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

37.3 RESOLVED (1) not to uphold the objections as set out in Appendix 3 of the report; and  
(2) to recommend to the Director of Communities, Economy and Transport that the Order be made as advertised.

38 TRAFFIC REGULATION ORDERS - BEDFORD GROVE, EASTBOURNE

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

38.2 Ms Sue Backhouse spoke in support of the recommendations.

38.3 Councillor Rodohan, the Local Member, spoke in support of the recommendations.

38.4 Members have considered the officer's report and comments of the public speaker and Local Member and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

38.5 RESOLVED (1) not to uphold the objections as set out in Appendix 2 of the report; and  
(2) to recommend to the Director of Communities, Economy and Transport that the Order be made as advertised including a modification to replace the proposed disabled bay with permit holder parking.

The meeting ended at 11.06 am.