

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 16 November 2016.

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

47 MINUTES OF THE MEETING HELD ON 19 OCTOBER 2016

47.1 RESOLVED to approve the minutes of the meeting held on 19 October 2016 as a correct record.

48 APOLOGIES FOR ABSENCE

48.1 Apologies for absence were noted from Councillor Buchanan.

49 REPORTS

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

50 DEMOLITION OF VEHICLE DEPOLLUTION BUILDING AND REPOSITIONING OF REPLACEMENT BUILDING TO THE NORTH OF THE SITE. H RIPLEY & CO, APEX WAY, DIPLOCKS INDUSTRIAL ESTATE, HAILSHAM - WD/779/CM

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

50.2 Councillor Bentley, one of the Local Members, spoke to support the recommendation and comment on the issue of surface water drainage.

50.3 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.

50.4 RESOLVED unanimously 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 operation of the building hereby permitted shall be restricted to between the hours of 7.00am and 7.00pm on Mondays to Fridays inclusive and the hours of 08.00am and

1.00pm on Saturdays, and at no time on Sundays, Bank and Public Holidays except for works of essential maintenance or which are to respond to an emergency. No later than two working days after the carrying out of such works full details of the time, date, reason for and nature of the works shall be given in writing to the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the locality in general, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

4. Following completion of the construction of the building hereby approved the use of the structure shall be confined to the depollution of end of life vehicles only.

Reason: To enable the County Planning Authority to regulate and control the level of use at the site in the interests of amenity, in accordance with Policy WMP25 (a) of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. Prior to the operation of the building hereby permitted, details of the scheme for the management of surface water draining from the depollution building prior to being discharged into any watercourse, soakaway or surface water sewer, shall be submitted to and approved by the Director of Communities, Economy and Transport. The surface water shall thereafter be managed in accordance with the approved details and maintained in accordance with the approved scheme.

Reason: To safeguard amenity and minimise the risk of pollution, in accordance with Policies WMP25 and WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

INFORMATIVE

1. The Applicant's attention is drawn to the need to ensure that appropriate procedure, training and equipment is provided for the site to adequately control and respond to any emergencies including the clean up of spillages, to prevent environmental pollution from the site operations. In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

Schedule of Approved Plans

Site Location Plan 3908/SP03 Rev A, Feasibility Scheme 01 3908/SK02 Rev J, Floor Layout and Elevations 3908/SK02

51 MODULAR BUILD EXTENSION TO CREATE 12 NEW CLASSROOMS WITH ANCILLARY ACCOMMODATION TO EAST OF THE EXISTING BUILDING INCLUDING AN ADDITIONAL HALL EXTENSION TO THE NORTH AND INTERNAL ALTERATIONS TO THE EXISTING BUILDING. EXTERNAL WORKS INCLUDE ADDITIONAL PARKING AT THE SITE ENTRANCE, LANDSCAPING TO THE PLAYGROUND AND FURTHER CYCLE PARKING AND AMENDMENTS TO THE BIN STORE TO THE NORTH INCLUDING THE REMOVAL OF TWO MOBILE CLASSROOM BLOCKS AND REMEDIAL LANDSCAPING. MERIDIAN COMMUNITY PRIMARY SCHOOL, RODERICK AVENUE NORTH, PEACEHAVEN, BN10 8BZ - LW/3332/CC

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

51.2 Georgina Bancroft and Michael Gatti, local residents, spoke against the recommendation.

51.3 Stuart Gallimore, Director of Children's Services, spoke in support of the recommendation.

51.4 Councillor Howson, one of the Local Members, spoke in support of the concerns raised by Georgina Bancroft and Michael Gatti, specifically regarding very serious concerns about the traffic implications of approving the recommendation.

51.5 Members have considered the officer's report and comments of the public speakers and Local Member, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report. Four members voted in favour of recommendation, one member voted against and one member abstained.

51.6 RESOLVED to grant planning permission subject to the completion of the following procedure:

- (i) To authorise the Director of Communities, Economy and Transport to secure, in conjunction with the Assistant Chief Executive, a Legal Agreement or Undertaking requiring a contribution of £10,000 towards the undertaking of parking surveys and, if necessary, towards Traffic Regulation Order procedures incorporating parking restrictions, and any other reasonable ancillary requirements;
- (ii) To authorise the Director of Communities, Economy and Transport to grant planning permission upon completion of the Legal Agreement or Undertaking subject to conditions along the lines as indicated in Minute 51.7 below.
- (iii) To authorise the Director of Communities, Economy and Transport to refer the application back to this Committee if the Legal Agreement or Undertaking is not secured within 6 months.

51.7 The grant of planning permission should be 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 above ground works shall take place until details of the design and materials for the proposed fencing, retaining walls and paving associated with the development hereby permitted have been submitted to and approved in writing by the Director of Communities, Economy and Transport. The approved details shall be implemented in full, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To secure an appropriate form of development in accordance with Core Policy 11 of the Lewes District Joint Core Strategy 2016, Saved Policy ST3 of the Lewes District Local Plan 2003 and Part 7 of the National Planning Policy Framework 2012.

4. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Director of Communities, Economy and

Transport. The Plan shall include details of how noise and dust emissions and any external lighting will be controlled and minimised during the construction of the approved development to the benefit of occupiers of nearby properties. Details shall also be included on how the applicant/contractor will keep neighbours informed of the activities at the site, which may include letter drops and public liaison meetings. The approved Plan shall be carried out in full.

Reason: In the interests of safeguarding the amenity of local residents, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

5. During construction of the development hereby permitted, no machinery shall be operated, no process shall be carried out and no deliveries taken to or despatched from the site other than between the hours of 07.30 and 18.00 on Mondays to Fridays inclusive and between 08.00 and 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holidays, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

6. No works shall commence on site until a detailed strategy and method statement has been submitted to and approved in writing by the Director of Communities, Economy and Transport for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to the smallest amount possible. The statement shall include details of the extent to which waste materials arising from the excavation and construction activities will be used on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling composting or other method in accordance with best practice. All waste materials from the construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method 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 & Hove Waste and Minerals Plan 2013.

7. The surface water management proposals formulated for the detailed design stage should be developed in accordance with the Ellis Structures Flood Risk Assessment, dated June 2016, which should be supported by hydraulic calculations and submitted to the Director of Communities, Economy and Transport for written approval. These calculations should take into account the connectivity of the different drainage features and show that the proposed surface water drainage system is capable of managing up to and including the 1 in 100 year rainfall event, including an allowance for climate change. The approved proposals shall be implemented in full.

Reason: To minimise the potential for flooding, in accordance with Core Policy 12 of the Lewes District Local Plan Joint Core Strategy 2016 and the provisions of Part 10 of the National Planning Policy Framework 2012.

8. Prior to any ground works or demolition works commencing on site a full Construction Traffic Management Plan (CTMS) shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. This shall include details on the size of vehicles, the routing of vehicles and the hours of operation. The hours of delivery and collection should avoid peak traffic flow times and AM/PM peak school travel times. Full details should also be provided on the contractors' parking arrangements, which should be provided off-street. The approved CTMS shall be implemented in full.

Reason: In the interests of highway safety and the amenity of persons within the locality, in accordance with Core Policy 13 of the Lewes District Local Plan Joint Core Strategy 2016, Saved Policy ST3 of the Lewes District Local Plan 2003 and the provisions of Part 4 of the National Planning Policy Framework 2012.

9. The development shall not be occupied until the vehicle parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that purpose and shall not be used other than for the parking of vehicles.

Reason: To ensure an appropriate level of parking is available for vehicles at the site, in accordance with Core Policy 13 of the Lewes District Joint Core Strategy 2016.

10. The development shall not be occupied until the proposed cycle and scooter parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that purpose and shall not be used other than for the parking of cycles and scooters.

Reason: To ensure an appropriate level of parking is available for cycles and scooters at the site, in accordance with Core Policy 13 of the Lewes District Joint Core Strategy 2016.

11. 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, details of which shall be first submitted to the Director of Communities, Economy and Transport for approval. The approved equipment shall be installed and used for the duration of the earthworks and/or excavations. No vehicle used in connection with the earthworks and/or excavations shall leave the site with mud or other debris on its wheels and bodywork.

Reason: In the interests of highway safety and the amenity of persons within the locality, in accordance with Core Policy 13 of the Lewes District Local Plan Joint Core Strategy 2016 and Saved Policy ST3 of the Lewes District Local Plan 2003.

12. An updated Travel Plan is required to support this development and shall be submitted to the Director of Communities, Economy and Transport for written approval before the occupation of the development hereby permitted. The Travel Plan should include targets for reduced car use and a monitoring programme to ensure these targets are met. This will need to recommend realistic proposals in providing for and improving non-car modes of travel through walking, cycling and the use of public transport and assess the residual impact of the development on the surrounding highway network including ameliorative measures, as necessary, which shall be first agreed in writing with the director of Communities, Economy and Transport. The Travel Plan shall be carried out in accordance with the approved proposals.

Reason: To ensure that private car trips to and from the site are reduced to contribute to meeting the objectives of sustainable development, in accordance with Core Policy 13 of the Lewes District Joint Core Strategy 2016 and the provisions of Part 4 of the National Planning Policy Framework 2012.

13. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has first been submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: To ensure that the archaeological and historic interest of the site is safeguarded and recorded in accordance with Core Policy 11 of the Lewes District Joint Core Strategy 2016 and the provisions of Part 12 of the National Planning Policy Framework 2012.

14. The development hereby permitted shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Archaeological Investigation, the subject of Condition 13, and that the provision for analysis, publication and dissemination of results and archive deposition has been secured, unless an alternative timescale for submission of the associated report has been first agreed in writing with the Director of Communities, Economy and Transport.

Reason: To ensure that the archaeological and historic interest of the site is safeguarded and recorded in accordance with Core Policy 11 of the Lewes District Joint Core Strategy 2016 and the provisions of Part 12 of the National Planning Policy Framework 2012.

15. The approved landscaping works including planting proposals shall be carried out before the first occupation of the development hereby permitted and shall be maintained thereafter in accordance with the Landscape Scheme Long Term Management Plan, dated July 2016, submitted with the application.

Reason: To ensure the development is appropriately landscaped and maintained in the interests of the amenity of the locality and wildlife, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and Core Policies 10 and 11 of the Lewes District Joint Core Strategy 2016.

INFORMATIVES:

1. The Applicant's attention is drawn to the provisions of:

The Wildlife and Countryside Act 1981, as amended, with particular reference to reptiles and breeding birds.

The Wild Mammals (Protection) Act 1996, with reference to the presence of an occupied fox den.

2. Construction traffic could damage the adjacent carriageway, footway and/or verges. Therefore, the Highway Authority will require the applicant to reimburse their legitimate expenses in making good any such damage. Prior to the commencement of development the applicant should contact East Sussex Highways on 0345 60 80 193 to arrange the undertaking of a photographic survey and joint inspection of the local highway network.
3. The applicant should be aware that the creation of or alteration to an access to the School will require compliance with the Traffic Management Act 2004 and that the contractor will be required to book road space with the County Council's Network Coordination Team (contact 0345 60 80 193).

Schedule of Approved Plans

8830/P.100 - Location Plan, 8830/P.111 - Existing Ground Floor Plan, 8830/P.112 - Existing First Floor Plan & Roof Plan, 8830/P.113 - Proposed Site Plan, 8830/P.114 - Proposed External Works, 8830/P.115 - Proposed Ground Floor Plan, 8830/P.116 - Proposed First Floor Plan & Roof Plan, 8830/P.117 - Proposed Elevations (1 of 2), 8830/P.118 - Proposed Elevations (2 of 2), 8830/P.119 - Proposed Hall Extension Plan, 8830/P.120 - Sections, 8830/P.121 - Visuals, 8830/P.101 - Existing Block Plan, 8830/P.102 - Construction Site Constraints Plan, LLD954/02-

01 Rev 01 - Tree Retention and Protection (drawing 1 of 3), LLD954/02-02 Rev 01 - Tree Retention and Protection (drawing 2 of 3), LLD954/02-03 Rev 01 - Tree Retention and Protection (drawing 3 of 3), LLD954/03-01 Rev 01 - Soft Landscape Layout (drawing 1 of 3), LLD954/03-02 Rev 01 - Soft Landscape Layout (drawing 2 of 3), LLD954/03-03 Rev 01 - Soft Landscape Layout (Drawing 3 of 3), LLD954/04-01 - Detailed Planting Plan (drawing 1 of 4), LLD954/04-02 - Detailed Planting Plan (drawing 2 of 4), LLD954/04-03 - Detailed Planting Plan (drawing 3 of 4), LLD954/04-04 - Detailed Planting Plan (drawing 4 of 4)

The meeting ended at 11.40 am.