

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 21 June 2017.

PRESENT Councillors Barry Taylor (Vice Chair in the Chair), Bob Bowdler, Godfrey Daniel, Darren Grover and Pat Rodohan

6 MINUTES OF THE MEETING HELD ON 31 MAY 2017

6.1 RESOLVED to approve as a correct record the minutes of the meeting held on 31 May 2017.

7 APOLOGIES FOR ABSENCE

7.1 Apologies for absence were received from Councillor Dowling and Councillor Liddiard. It was noted that Councillor Taylor was acting as the Chair.

8 DISCLOSURES OF INTERESTS

8.1 Councillor Belsey declared a personal interest in Item 6A, in that he is a resident of Kings Drive, one of the sites under discussion, but he did not consider this to be prejudicial.

8.2 Councillors Rodohan and Taylor declared a personal interest in Item 6A, in that they are members of Eastbourne Borough Council, but they did not consider this to be prejudicial.

9 REPORTS

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

10 PROPOSED EXTENSION FOR THE PROVISION OF 2NO CLASSROOMS AND ANCILLARY ACCOMMODATION TO REPLACE EXISTING DOUBLE MOBILE CLASSROOM, INCLUDING NEW MULTI-USE GAMES AREA AND ASSOCIATED LANDSCAPING, NINFIELD C OF E SCHOOL, CHURCH LANE, NINFIELD, TN33 9JW - WD/3349/CC

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

10.2 Sean Hambrook, of East Sussex County Council Business Services, spoke on behalf of the applicant in support of the recommendation.

10.3 Councillor Bentley, the Local Member, spoke in support of the recommendation. He also requested the replanting of a Copper Beech tree to replace the one due to be felled, and wished to ensure that any damage caused by construction traffic is avoided/made good.

10.4 Members have considered the report and comments of the public speaker and Local Member, and agree with the conclusions and reasons for recommendation as set out in paragraph 7 of the report.

10.5 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. 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 the following details:
 - The anticipated number, frequency and types of vehicles used during construction. The hours of delivery/collection should avoid peak traffic flow times and AM/PM peak School travel times;
 - The methods 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 and any storage of plant and materials to be used in the construction of the development and 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); and
 - Details of public engagement both prior to and during construction works.

The development shall be carried out in accordance with the approved Construction Traffic Management Scheme, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interest of highway safety and amenity, in accordance with Saved Policies EN27 and TR3 of the Wealden Local Plan 1998.

4. Prior to the commencement of the development hereby approved, details of the temporary construction access surface shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The temporary surface shall be removed within one week of the completion the development hereby approved and the land restored to its former physical state, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of highway safety and to safeguard the appearance of the recreation ground in accordance with Saved Policies TR3 and EN27 of the Wealden Local Plan 1998.

5. Prior to the commencement of the development hereby approved, an Ecological Design Strategy (EDS) addressing enhancement of the site for biodiversity shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The EDS shall include the following details:
 - Purpose and conservation objectives for the proposed works;
 - Review of site potential and constraints;
 - Detailed design(s) and/or working method(s) to achieve stated objectives;
 - Extent and location/area of proposed works on appropriate scale maps and plans;
 - Type and source of materials to be used where appropriate, e.g. native species of local provenance;

- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance; and
- Details of monitoring and remedial measures;

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To provide opportunities for the enhancement of biodiversity on the site, in accordance with the Council's responsibilities under the Natural Environment and Rural Communities Act 2006 and Part 11 of the National Planning Policy Framework 2012.

6. Prior to the commencement of the development hereby approved, details of the proposed scheme for the management of surface water on the site, including ground investigations confirming groundwater levels, infiltration rates and soakage testing, in accordance with BRE365, shall be submitted to and approved by the Director of Communities, Economy and Transport. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure surface water runoff from the development is managed safely and to reduce the risk of flooding, in accordance with the provisions of Part 10 of the National Planning Policy Framework 2012.

7. Prior to the commencement of development above ground, details of the design and materials to be used for the surfaces and fencing of the Multi Use Games Area 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 details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure an appropriate appearance of the Multi Use Games Area in the locality, in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

8. Prior to the commencement of development above ground, details of the proposed green roofs 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 details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To integrate the development effectively into the surrounding environment, in accordance with Saved Policy EN27 of the Wealden Local Plan.

9. Prior to the occupation of the development hereby approved, full details of both hard and soft landscaping works, including the additional measures to compensate for the loss of the Copper Beech tree on the eastern boundary of the site, noting schedules of plants, species, plant size and proposed number/densities where appropriate and a programme of implementation and management for the works including the green roofs, shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. These works shall be carried out as approved and shall be maintained thereafter in accordance with the approved management plan, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To integrate the development effectively into the surrounding environment and provide suitable compensatory planting for the loss of the beech tree on the eastern site boundary, in accordance with Saved Policy EN27 of the Wealden Local Plan.

10. Unless otherwise agreed in writing by the Director of Communities, Economy and Transport, the Multi Use Games Area hereby approved shall not be used at any time other than between the hours of:

During term time:

- (i) 0900 and 2100 Monday to Friday inclusive; and
- (ii) 0900 and 1800 on Saturdays, Sundays, Bank and Public Holidays,

Outside of term time:

- (i) 0900 and 1800 Monday to Sunday, Bank and Public Holidays;

Subject to a 12 month temporary period outside of normal School hours (0900 - 1800) commencing with the first use of the Multi Use Games Area between the hours of 1800 and 2100 Monday to Friday or 0900 and 1800 Saturday, Sundays, Bank or Public Holidays.

The Director of Communities, Economy and Transport shall be notified of the date of the first use of the Multi Use Games Area outside of School hours, as set out above. After the expiry of the 12 months from the first use of the Multi Use Games Area, its use shall revert to between the hours of 0900 and 1800 on Monday - Friday inclusive, excluding bank and public holidays, unless varied by another permission.

Reason: To allow sufficient time to assess the effect of noise from the use of the Multi Use Games Area outside of School hours, between the hours of 1800 and 2100 Monday to Friday and 0900 and 1800 Saturday, Sunday, Bank and Public Holidays, in order to safeguard the amenity of neighbouring residents, in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

11. Unless otherwise agreed in advance and in writing by the Director of Communities, Economy and Transport, the Multi Use Games Area shall not be used other than for outdoor sport and play.

Reason: To protect the Multi Use Games Area from inappropriate use and to maintain the quality of and secure the safe use of the sporting facility.

12. At all times when the Multi Use Games Area hereby permitted is being used by non-School users outside of normal School hours, the School's existing car park shall be made available for users of the Multi Use Games Area.

Reason: To ensure parking facilities are available for users of the Multi Use Games Area, in accordance with Saved Policy TR3 of the Wealden Local Plan 1998.

13. The rating level of noise emitted from the air source heat pump as permitted shall be 10dB below the measured background noise level at all times. The noise levels shall be determined at position R7 as shown on Plan A1 of the Noise Report dated February 2017 (Ref: RFE-0125-17-2). The measurements and assessment shall be made according to BS 4142: 2014 Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

Reason: In order to safeguard the amenity of the occupiers of neighbouring residential properties, in accordance with Saved Policy EN27 of the Wealden Local Plan.

14. 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 permitted.

(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. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 Tree Works.

(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 to BS 5837: 2012 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 interests of visual amenity and in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

15. Any damage to the recreation ground as a result of its use for the construction of the development hereby approved, shall be rectified within one month of the completion of the works and land restored to its former physical condition, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To safeguard the amenity and use of the recreation ground, in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

INFORMATIVES

1. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981 (as amended) particularly with regard to the protection of bats and nesting birds, which may be affected during the proposed operations.
2. The applicant has advised that the development hereby permitted does not include the use or provision of any floodlighting or artificial illumination. Floodlighting of the Multi Use Games Area would require the submission of a separate planning application and given the proximity of the facility to the residential properties it is unlikely that planning permission would be granted.
3. The applicant's attention is drawn to the need to submit a formal application for connection to the public sewerage system if required in order to service the development. Please contact Southern Water, Southern House, Sparrowhawk, Otterbourne, Hampshire, Tel. 0330 303 0119.

Schedule of Approved Plans

8858/200 - Location Plan, 8858/201A - Existing Ground Floor Plan, 8858/209 - Existing Elevations, 8858/210 - Construction Access, 8858/211 - Long and Cross Sections of MUGA, LLD1016/01 - Tree Constraints Plan, Figure No 1 - Site Habitat Plan, 8858/202 C - Proposed Ground Floor Plan Overall Scheme, 8858/203 B - Proposed Ground Floor Plan Extension ,

8858/208 A - Proposed Sections, 8858/207 A - Proposed Visuals, 8858/206 B - Proposed Elevations

11 EASTBOURNE PARKING REVIEW 2016/17 - CONSIDERATION OF OBJECTIONS

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

11.2 The following Local Members indicated their support for the recommendations on the following Sites:

Site	Location	Councillor
5	Martinique Way, St Kitts Drive	Cllr Elkin
6	Chatham Green	Cllr Elkin
7	Ivy Lane	Cllr Rodohan
8	Saffrons Road	Cllr Rodohan
9	Michel Grove	Cllr Rodohan
16	Dalton Road	Cllr Taylor
17	Grand Parade	Cllr Taylor
18	Rutland Close	Cllr Belsey
19	Kings Drive, Park Avenue	Cllr Belsey
20	Beatty Road	Cllr Elkin
21	Prince William Parade	Cllr Elkin
22	Atlantic Drive	Cllr Elkin
23	Eugene Way	Cllr Elkin

11.3 Councillor Wallis provided written comments in support of the recommendations on the following Sites:

3	Brede Close, Wartling Road
4	Dursley Road
10	Latimer Road
11	Langney Drive

11.4 Members have considered the report and comments of the Local Members and agree with the conclusions and reasons for recommendation as set out in paragraph 3 of the report.

11.5 RESOLVED to (1) uphold the objections to the draft Order as set out in Appendix 1 of the report;

(2) not uphold the objections to the draft Order as set out in Appendix 2 of the report; and

(3) recommend to the Director of Communities, Economy and Transport that the draft Traffic Regulation Order be made in part.

12 LEWES PARKING REVIEW 2016/17 - CONSIDERATION OF OBJECTIONS

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

12.2 Wendy Muriel, a local resident, spoke in support of the recommendation for Site 7 (Malling Estate, Lewes).

12.3 Melanie Cutress, Chair of Falmer Parish Council, and Angela Stannard, a local resident, spoke against the recommendations for Sites 13, 14 and 15 (Middle Street, Mill Street and Park Street, Falmer).

12.4 Councillor Philip Daniel, one of the Local Members, spoke in support of the recommendations in respect of Sites 1 and 2 (Godfrey Close and Lansdowne Place), and to draw the Committee's attention to the restrictions around the Green at Site 7 (Malling Estate).

12.5 Councillor Lambert's written comments regarding the following Sites were communicated to the Committee:

3	Pelham Road, Seaford
4	Steyne Road, Seaford
8	Station Approach, Seaford
9	South Street, Seaford
10	Alfriston Road, Seaford
11	Steyne Road area, Seaford

12.6 A motion to amend Recommendation 2, to exclude Sites 13, 14 and 15 (with the effect of upholding the objections) was proposed, seconded, voted on and won.

12.7 Members have considered the report and comments of the public speakers and Local Members, and agree with the conclusions and reasons for recommendation as set out in paragraph 3 of the report, with the exception of the three sites mentioned at Minute 12.6.

12.8 RESOLVED to (1) uphold the objections to the draft Order as set out in Appendix 1 of the report;

(2) not uphold the objections to the draft Order as set out in Appendix 2 of the report, with the exception of Sites 13, 14 and 15 where the objections are upheld; and

(3) recommend to the Director of Communities, Economy and Transport that the draft Traffic Regulation Order be made in part.

The meeting ended at 11.45 am.