

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 18 April 2018.

PRESENT Councillors Claire Dowling (Chair), Barry Taylor (Vice Chair), Bob Bowdler, Godfrey Daniel and Tom Liddiard

53 MINUTES OF THE MEETING HELD ON 15 MARCH 2018

53.1 The Committee RESOLVED to approve as a correct record the minutes of the meeting held on 15 March 2018.

54 APOLOGIES FOR ABSENCE

54.1 Apologies for absence were received from Councillor Rodohan.

54.2 It was noted that Councillor Grover had resigned from the Committee.

55 DISCLOSURES OF INTERESTS

55.1 Councillors Dowling, Bowdler and Standley declared personal interests in item 5 as Members (and in Cllr Standley's case, the Leader) of Wealden District Council which had submitted a representation on the application, but none of the Members considered the interest to be prejudicial.

56 REPORTS

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

57 DEMOLITION OF AN ACCOMMODATION BLOCK AND ERECTION OF NEW SPORTS HALL AND SINGLE STOREY ANCILLARY ACCOMMODATION, NEW STUDENT ENTRANCE LOBBIES, FIRST FLOOR CORRIDOR WITH OTHER INTERNAL ALTERATIONS AND SITE LANDSCAPING. REVISED CAR PARKING LAYOUT TO INCLUDE AN ADDITIONAL 28 SPACES AND PARKING FOR 72 CYCLES. WILLINGDON COMMUNITY SCHOOL, BROAD ROAD, EASTBOURNE, BN20 9QX - WD/3385/CC

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

57.2 Annie Atkins of Business Services, East Sussex County Council, spoke on behalf of the applicant in support of the recommendation.

57.3 Councillor Stephen Shing, the Local Member, spoke in support of the application and to raise the issue of parking.

57.4 Councillor Daniel proposed an additional condition regarding community use of the sports hall, which was seconded.

57.5 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, together with the additional condition.

57.6 RESOLVED unanimously to approve planning permission subject to the following conditions, including the condition referring to community use of the sports hall (condition 13):

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 works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers (and other animals) from being trapped in open excavation and/or pip culverts are submitted to and approved in writing by the Director of Communities, Economy and Transport. The measures should include:
 - a. creation of sloping escape ramps for badgers, achieved by edge profiling or trenches/excavations or by using planks placed into them at the end of each working day; and
 - b. open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

Reason: to ensure badgers are not trapped and harmed on site and to prevent delays in site operation.

4. 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 as appropriate but not be restricted to the following matters;
 - the anticipated number, frequency and routeing of vehicles during construction
 - the method of access and egress and routeing of vehicles during construction,
 - the management of flood risk
 - 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 interest of highway safety and amenity of the area.

5. Prior to the commencement of the development hereby permitted, including any demolition, a condition survey of the surrounding highway network is required to be undertaken and submitted and approved in writing by the Director of Communities, Economy and Transport. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.

Reason: In the interest of Highway safety and amenity of the area.

6. Prior to commencement of development a detailed surface water management design shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The design shall include hydraulic calculations which take account of connectivity with different surface water drainage features together with details of maintenance and management. Before the development is occupied the approved drainage system shall be made available for use and written confirmation provided to the Director of Communities, Economy and Transport.

Reason: To ensure appropriate management of surface water in accordance with Saved Policy EN27 in the Wealden Local Plan 1998.

7. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Design Strategy and Landscape Management Plan (Lizard Landscape and Ecology, December 2017).

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified.

8. No part of the development hereby approved shall be occupied until the car parking has been constructed and provided in accordance with the approved plans. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide car-parking space for the development in accordance with Saved Policy TR3 in the Wealden Local Plan 2003.

9. No part of the development hereby approved shall be occupied until the bicycle parking has been constructed and provided in accordance with the approved plans. The areas shall thereafter be retained for that use and shall not be used other than for the parking of bicycles.

Reason: To provide bicycle parking for the development in accordance with Saved Policy TR3 in the Wealden Local Plan 2003.

10. No part of the development shall be occupied until a Draft Framework Travel Plan has been submitted to and approved in writing by the Director of Communities, Economy and Transport. Thereafter the approved Travel Plan shall be implemented and reviewed as specified within the approved document.

Reason: To encourage and promote sustainable transport options in accordance with Saved Policy TR3 in the Wealden Local Plan 2003.

11. Prior to occupation of development the applicant will be required to carry out off site highway works as agreed with the Highway Authority.

Reason: To ensure works in the public highway are properly carried out.

12. Prior to construction above ground samples of the materials to be used in the construction of the extension hereby permitted shall be 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 Saved Policy EN27 in the Wealden Local Plan 1998.

13. Prior to first use of the sports hall details of community use shall be submitted to and approved in writing by the Director of Communities, Economy and Transport and community use carried out in accordance with the approved details.

Reason: To ensure the sports hall is made available for use by the wider community.

INFORMATIVES

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 and scrub are likely to contain nesting birds between 01 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting bird activity on site during this period and shown it is absolutely certain that nesting birds are not present.
2. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence the process of implementing off-site highway works. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Schedule of Approved Plans

Detailed Plant Schedule and Specification, Ecological Design Strategy and Landscape Management Plan, 8918/P100 - Existing Location Plan, 8918/P101 - Existing Block Plan, 8918/P102 - Existing Ground Floor Plan of the School, 8918/P103 - Existing First Floor Plan of the School, 8918/P104 - Proposed Site Plan, 8918/P105 - Proposed External Works - Car Park 1, 8918/P106 - Proposed External Works - Car Park 2, 8918/P107 - Proposed Ground Floor Plan with External Work - Sports Hall, 8918/P108 - Proposed Roof Plan, 8918/P112 - Cross Sections, 8918/P113 - Longitudinal Section, 8918/P115 - First Floor Gym Alterations, 8918/P116 - Proposed Inclusion Suite, 8918/P117 - Proposed new Pupils Entrance, 8918/P118 - Proposed new pupils entrance - North East, 8918/P119 - Proposed Corridor Extension - First Floor Plan 1/2, 8918/P120 - Proposed Corridor Extension - First Floor Plan 2/2, 002 - Tree Retention and Protection Plan, 004 - Tree Retention and Protection Plan, 100 Rev01 - Soft Landscape Layout, 200 Rev01 - Detailed Planting Plan, 201 Rev01 - Detailed Planting

Plan, Detailed Planting Plan (Habitat Creation), M15/06/502 Rev A - Lower Car Park Lighting Layout, M15/05/504 Rev A - Upper Car Park Lighting Layout, Existing School Refurbishment External Works Sheet 1 of 2, Existing School Refurbishment Site Drainage Sheet 1 of 2, Existing School Refurbishment Site Drainage Sheet 2 of 2, Existing School Refurbishment External Works Sheet 2 of 2

58 DEVELOPMENT MANAGEMENT QUARTERLY REPORT

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

58.2 The Committee RESOLVED to note the report.