

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 23 May 2018.

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

### 1 MINUTES OF THE MEETING HELD ON 18 APRIL 2018

1.1 The Committee RESOLVED to approve as a correct record the minutes of the meeting held on 18 April 2018.

### 2 APOLOGIES FOR ABSENCE

2.1 Apologies for absence were received from Councillor Field.

2.2 It was noted that Councillor Rodohan had been re-appointed to the Planning Committee, in place of Councillor Philip Daniel.

### 3 DISCLOSURES OF INTERESTS

3.1 Councillors Claire Dowling and Bob Bowdler declared personal interests in Item 5, in that they are members of Wealden District Council, one of the consultees. They did not consider the interest to be prejudicial.

3.2 Councillor Claire Dowling declared a prejudicial interest in Item 6, in that she is a member of the Uckfield Regeneration Board, and confirmed that Councillor Barry Taylor would chair that item. She indicated that she would leave the Chamber after having spoken as the Local Member.

### 4 REPORTS

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

### 5 CONSTRUCTION OF A TWO STOREY EXTENSION TO THE SOUTH-WEST OF THE MAIN SCHOOL BUILDING TO PROVIDE A NEW ENTRANCE LOBBY, TEACHING ACCOMMODATION, KITCHEN AND HALL WITH ASSOCIATED HARD AND SOFT PLAY AREAS, A MULTI-USE GAMES AREA AND A NEW CAR PARKING AREA PROVIDING 8 ADDITIONAL SPACES TO THE EAST OF THE SCHOOL SITE ENTRANCE. POLEGATE PRIMARY SCHOOL, OAKLEAF DRIVE, POLEGATE, BN26 6PT - WD/3388/CC

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

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

5.3 The written comments of Councillor Daniel Shing, the Local Member, were circulated to the Committee.

5.4 Councillor Bob Bowdler disclosed a prejudicial interest, as being in possession of information not available to other members of the Committee, and left the Chamber for the remainder of the item.

5.5 A motion to defer the determination of the application pending a site visit was proposed, seconded, voted on and lost.

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

5.7 RESOLVED, by a majority of three to one with one abstention, and subject to consultation with the Secretary of State for Housing, Communities and Local Government (as set out in paragraph 5.8 below), 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. 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, access, 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 protection of retained trees during construction
  - 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.

4. 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.

5. 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.

6. Prior to commencement of development a Site Waste Management Plan shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The Plan shall include details of dust and noise controls during demolition as well as how construction waste will be minimised. Development shall be carried out in accordance with the approved Site Waste Management Plan.

Reason: To minimise disruption and construction waste to be removed from site in accordance with Policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

7. Construction work shall not take place at any time other than between the hours of 0730 and 1800 Mondays to Fridays and between the hours of 0800 and 1400 on Saturdays and not at any time on Sundays, Bank and Public Holidays other than with the prior written approval of the Director of Communities, Economy and Transport.

Reason: To strike a balance between the need to carry out construction as speedily as possible but at the same time to minimise the impact of construction on the occupiers of properties in the vicinity of the site and to comply with Saved Policy EN27 of the Wealden Local Plan 1998.

8. Before first use of the MUGA details of a noise barrier including modelling of its expected effectiveness shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The approved noise barrier shall be installed and retained as part of the MUGA in operation.

Reason; To comply with Saved Policy EN27 in the Wealden Local Plan 2003.

9. No part of the approved 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.

10. Prior to completion of the development hereby approved the car parking shall be 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.

11. Notwithstanding details shown on approved plans 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.

12. Within 12 months of first occupation of the approved development the approved external planting shall be carried out in full.

Reason: To ensure planting is carried out as approved.

13. The Multi Use Games Area (MUGA) hereby permitted shall not be used at any time other than between the hours of 0830 and 1800 Monday - Friday inclusive during school terms.

Reason: To safeguard the amenity of neighbouring residents from noise in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

#### Schedule of Approved Plans

0001 Rev P1 - Site Location Plan, 007 Rev P2 - Existing Site Layout and Location Plan, 0021 Rev P1 - Existing Building Proposed Refurbishment Works, GA0100 Rev P6 - GA Plans - Ground Floor, GA0101 Rev P6 - GA Plans - First Floor, GA0102 Rev P3 - GA Plans Roof Plan, 0020 Rev P1 - Existing Building Floor Plan, GA0400 Rev P4 - North East and South East Elevations, GA0401 Rev P4 - South West and North West Elevations, GA0402 Rev P2 - Context Elevations, GA0500 Rev P2 - Sections AA and BB, 0403 Rev P1 - Proposed Street Elevation, G29/01/502 Rev B - External Lighting Layout, LLD1281-LAN-FIG-001-01 - Landscape Masterplan, 0410 Rev P2 - Existing Building Elevations, 0411 Rev P2 - Existing Building Proposed Elevations, 008 Rev P6 - Proposed Site Layout and Location Plan, LLD1281-LAN-REP-001 Rev03 - Landscape Design Strategy and Outline Plant Specification, 010 Rev P10 - Proposed Detailed Site Layout Plan

5.8 The consultation with the Secretary of State for Housing, Communities and Local Government:

- (i) allows a period of 21 days from the date of acknowledgement, or as extended, to expire; or
- (ii) allows 21 days for the Secretary of State to notify the County Council that it is not intended to call-in the application; or
- (iii) allows 21 days for the Secretary of State to notify the County Council that it is intended to call-in the application.

5.9 Councillor Bob Bowdler returned to the Chamber.

## 6 TRO - 20MPH SPEED LIMIT SCHEME - HIGH STREET AND VARIOUS ROADS IN UCKFIELD

6.1 Councillor Barry Taylor took the chair for the remainder of the meeting.

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

6.3 Councillor Claire Dowling, the Local Member and member of the Uckfield Regeneration Board spoke in support of the recommendation, and then left the Chamber for the remainder of the meeting.

6.4 Members have considered the officer's report and comments of the Local Member, and agree with the conclusions and reasons for recommendation, as set out in paragraph 3 of the report.

6.5 RESOLVED unanimously to (1) not uphold the objections to the draft Traffic Regulation Order as set out in Appendix 2 of the report, and

(2) recommend to the Director of Communities, Economy and Transport that the Order be made as advertised.

The meeting ended at 12.17 pm.