

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 18 November 2020.

++ Members of the Committee were not present in person, but took the decisions remotely ++

PRESENT Councillors Richard Stogdon (Chair), Barry Taylor (Vice Chair), Bob Bowdler, Godfrey Daniel, Kathryn Field, Tom Liddiard and Pat Rodohan

11 MINUTES OF THE MEETING HELD ON 14 OCTOBER 2020

11.1 The Committee approved as a correct record the minutes of the previous meeting, held on 14 October 2020.

12 REPORTS

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

13 PARTIAL DEMOLITION OF THE EXISTING CRAFT BLOCK AND CONSTRUCTION OF A NEW 3-STOREY MULTI SUBJECT TEACHING BLOCK TO SUPPORT THE EXPANSION OF THE COLLEGE, AS WELL AS ALTERATIONS TO THE REMAINING CRAFT BLOCK. ASSOCIATED INTERNAL WORKS TO THE EXISTING SCHOOL BUILDINGS AND EXTERNAL WORKS INCLUDING CONSTRUCTION OF A NEW FLOOD LIT ALL WEATHER SPORTS PITCH, 46 SPACE CAR PARK, PEDESTRIAN ACCESS POINT ONTO THE CUCKOO TRAIL AND ALTERATIONS TO THE EXISTING NORTHERN ENTRANCE ONTO BATTLE ROAD. HAILSHAM COMMUNITY COLLEGE, BATTLE ROAD, HAILSHAM, BN27 1DT - WD/3423/CC

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

13.2 Councillor Bob Bowdler, the Local Member and member of the Planning Committee, spoke in support of the recommendation.

13.3 Councillor Godfrey Daniel proposed an amendment to add an Informative relating to consideration of installation of a fire sprinkler system, which was seconded, voted on and agreed.

13.4 Members have considered the officer's report, comments of the local member and the additional Informative and agree with the conclusion and reasons for recommendation set out in paragraph 7 of the report.

13.5 The Committee 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, drawings and documents listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

Construction Programme

3. Unless otherwise agreed in writing by the Director of Communities, Economy and Transport, no demolition or construction works shall take place in connection with the development hereby approved at any time other than between 0730 and 1730 on Mondays to Fridays and between 0800 and 1300 on Saturdays and not at any time on Sundays, Bank and Public Holidays.

Reason: In the interests of the amenities of the locality in general and adjacent residential properties in particular and to accord with Saved Policy EN27 of the Wealden Local Plan 1998.

4. Unless otherwise agreed in writing by the Director of Communities, Economy and Transport, prior to any demolition works a Site Waste Management Plan (SWMP), securing and demonstrating that the amount of demolition and construction waste resulting from the development has been reduced to the smallest amount possible, shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The SWMP shall include details of the extent to which waste materials arising from demolition and construction works will be reused on site and demonstrate 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. All construction waste materials associated with the development shall be reused, recycled and dealt with in accordance with the approved SWMP.

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 Local Plan 2013.

Design

5. Development shall not commence above ground level until details of the materials and colours to be used in the construction of the external surfaces of the building and the all-weather pitch hereby permitted have been 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.

Flood Risk & Drainage

6. Prior to any groundworks, details of measures to manage flood risk, both on and off the site, during the construction phase shall be submitted to the Director of Communities, Economy and Transport for approval in writing.

Reason: To ensure the appropriate management of flood risk during the construction phase in accordance with Saved Policy CS2 of the Wealden Local Plan 1998.

7. Prior to the commencement of development, a detailed surface water drainage scheme shall be submitted to the Director of Communities, Economy and Transport for approval in writing. The scheme shall include the following:
- a. Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to the rates stated in the drainage strategy (Hailsham Academy Drainage Strategy 136859-RP-C-001, June 2020) for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence.
 - b. The details of the outfall of the proposed drainage system and how it connects into the sewer shall be submitted as part of a detailed design including cross sections and invert levels.
 - c. The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
 - d. The detailed design of the surface water drainage features (underground tank) shall be informed by findings of groundwater monitoring between autumn and spring at the location of the proposed tank. The design should leave at least 1m unsaturated zone between the base of the drainage structures and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the drainage system shall be submitted.
- The scheme shall be implemented in accordance with the approved details.

Reason: To provide for an appropriate surface water drainage system and to reduce the risk of flooding in accordance with Saved Policy CS2 of the Wealden Local Plan 1998.

8. Prior to the commencement of the development, a maintenance and management plan for the entire drainage system at the site shall be submitted to the Director of Communities, Economy and Transport for approval in writing, ensuring that the designed system takes into account the design standards of those responsible for maintenance. The plan shall include the following:
- (i) A statement clearly setting out who will be responsible for managing all aspects of the surface water drainage system, including piped drains; and
 - (ii) Evidence of how these responsibility arrangements will remain in place throughout the life time of the development.
- The plan shall be implemented in accordance with the approved details.

Reason: To ensure the drainage system is properly maintained to minimise the risk of flooding in accordance with Saved Policy CS2 of the Wealden Local Plan 1998.

All Weather Pitch

9. Prior to the first use of the All-Weather Pitch hereby approved, evidence of certification that the new pitch has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS); and written confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches shall be submitted to the Director of Communities, Economy and Transport for approval in writing.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Saved Policy LR1 of the Wealden Local Plan 1998.

10. The All-Weather Pitch (AWP) hereby permitted shall not be brought into use until a community use agreement prepared in consultation with Sport England has been

submitted to the Director of Communities, Economy and Transport for approval in writing. The agreement shall apply to the AWP and include details of pricing policy, hours of use, access by non-School users, management responsibilities and a mechanism for review. The agreement shall be implemented in accordance with the approved details.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Saved Policy LR1 of the Wealden Local Plan 1998.

11. Prior to the All-Weather Pitch being brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule, a lighting control strategy, a mechanism for review and measures to ensure the appropriate replacement of the surface within a specified period shall be submitted to the Director of Communities, Economy and Transport for approval in writing. The Plan shall be implemented in accordance with the approved details.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Saved Policy LR1 of the Wealden Local Plan 1998.

12. The All-Weather Pitch (AWP) and floodlighting shall not be used or in operation at any time other than between 0900 hours and 1900 hours on Mondays to Saturdays and 0900 hours and 1600 hours on Sundays, Bank and Public Holidays, unless otherwise agreed for a temporary period by the prior written approval of the Director of Communities, Economy and Transport. The AWP and floodlights shall not be used outside of these times except for works of essential maintenance which are to be carried out in accordance with a schedule first submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of residential properties in the vicinity of the site and to minimise the impact on bat habitats in accordance Saved Policy EN27 of the Wealden Local Plan 1998.

13. The floodlights hereby permitted shall be fitted with Ultra Low Glare Internal baffles prior to the first use of the floodlights. The lights and baffles shall be permanently maintained as such thereafter. In the event of the baffles becoming displaced or damaged, any such issue shall be rectified within 3 working days of the issue transpiring.

Reason: To protect residential amenity of the area and to comply with Saved Policies EN27 and LR4 of the Wealden Local Plan 1998.

14. The use of the All-Weather Pitch hereby permitted shall not commence until an Operational Management Policy has been submitted to and approved in writing by the Director of Communities, Economy and Transport. Thereafter, the development shall be operated in accordance with the Operational Management Policy.

Reason; To help minimise any impact from the use of the AWP on the amenity of neighbouring properties in accordance with Saved Policies EN27 and LR4 of the Wealden Local Plan 1998.

Landscape & Ecology

15. Prior to the occupation of the development, a lighting design strategy for biodiversity shall be submitted for approval in writing by the Director of Communities, Economy and

Transport. The strategy shall demonstrate that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places. The strategy shall be implemented in accordance with the approved details.

Reason: To ensure appropriate measures are adopted to prevent disturbance to bats.

16. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Director of Communities, Economy and Transport prior to the occupation of the development. The content of the LEMP shall include the following:
 - a) description and evaluation of features to be managed;
 - b) ecological trends and constraints on site that might influence management;
 - c) aims and objectives of management;
 - d) appropriate management options for achieving aims and objectives;
 - e) prescriptions for management actions, together with a plan of management compartments;
 - f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
 - g) details of the body or organisation responsible for implementation of the LEMP;
 - h) ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved LEMP will be implemented in accordance with the approved details.

Reason: To ensure the conservation value of ecological and landscape features is conserved in accordance with the requirements of the NPPF and in accordance with Policy EN14 of the Wealden Local Plan 1998.

17. Any tree or shrub that is planted and thereafter dies, becomes diseased, is uprooted or damaged within five years from the date of planting shall, during the next available planting season, be replaced with a tree or shrub of a similar size and species, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: In the interests of securing an acceptable landscaping scheme for the site in accordance with Saved Policy EN14 of the Wealden Local Plan 1998.

Noise

18. The operational noise rating level of all mechanical services associated with the new development will be no more than 44 dB(A) at all times during the day and no more than 37 dB(A) at all times at night when determined at the façade of the nearest noise sensitive receptor and in accordance with BS 4142:2014+A1:2019.

Reason: In the interests of safeguarding amenity of surrounding properties in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

19. All mitigation measures as set out in section 6.6 in the 'Acoustics Associates Sussex Ltd Noise Assessment Issue 2 10/08/2020' shall be fully implemented and kept in place at all time for the lifetime of the development.

Reason: In the interests of the amenities of neighbouring properties in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

Highways

20. The new building shall not be occupied until a full and updated Travel Plan has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The Plan shall stipulate the undertaking of an annual review and a named post as the co-ordinator for the Travel Plan. The Plan shall be completed in accordance with the latest guidance from the Department of Transport and after approval shall be implemented in full.

Reason: To promote more sustainable modes of transport in accordance with Saved Policy TR3 of the Wealden Local Plan 1998 and Part 9 of the NPPF 2019.

21. No part of the development shall be occupied until details of the proposed cycle parking areas have been submitted to and approved in writing by the Director of Communities, Economy and Transport and the areas shall thereafter be retained for that use and shall not be used for any other purpose other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development in accordance with Saved Policy TR3 of the Wealden Local Plan 1998 and the provisions of the National Planning Policy Framework 2019.

22. Electric vehicle charging infrastructure shall be installed for the future installation of single phase 16Amp, 3.6kW EV charging units, complete with appropriate demand control technology. Space for the necessary switchgear and control equipment shall be identified and allocated for the future installation of this equipment. Infrastructure to facilitate the future installation of a TT earthing system will be identified and provided only.

Reason: To secure the ability for additional electric vehicle charging units to be installed in the future, in accordance with the provisions of Part 9 of the National Planning Policy Framework 2019.

INFORMATIVES

1. The Applicant's attention is drawn to the need to meet the minimum dimensions for all parking spaces.
2. The Applicant's attention is drawn to the provisions of: The Wildlife and Countryside Act 1981, as amended, particularly in relation to breeding birds and bats.
3. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that the applicant seeks guidance from the Football Association.
4. In line with a motion agreed by Full Council in February 2014, the Applicant is requested to further consider the installation of a sprinkler system in the new 3 storey multi subject teaching block both as a means of helping to facilitate a safe means of escape and to minimise any damage caused by a fire.

Schedule of Approved Plans

1000a - Site Location Plan, 1007a - New Carpark Existing Site Plan, 1013b - Proposed Site Layout, 1014a - New Building Site Plan, 1015a - New Carpark Proposed Plan, 1017a - Cuckoo

Trail Access Gate, 1018a - Northern Entrance Works Proposed Plan, 1020d - New Building Ground Floor Ga Plan, 1021d - New Building First Floor Ga Plan, 1022d - New Building Second Floor Ga Plan, 1052a - New Music Classroom Proposed Plan, 1056b - Library Proposed Plans, 1062a - Hygiene Room Plan, LLD2040-LAN-DWG-201 - Soft Landscape Plan, LLD2040-LAN-DWG-202 - Detailed Planting Plans, LLD2040-LAN-DWG-200 - Soft Landscape Layout, LLD2040-LAN-DWG-101 - Landscape General Layout, LLD2040-LAN-DWG-100 - Landscape General Arrangement, LLD2040-LAN-DWG-300 - Soft Landscape Details, LLD2040-LAN-SCH-001 - Detailed Plant Schedule and Specification, LLD2040-LAN-SPE-001 - NBS Soft Landscape Specification, 1066d - Craft Block Proposed Plan, 1071a - Sixth Form Building Proposed Plans, 2006a - Craft Block Proposed Elevations (1 of 2), 2007a - Craft Block Proposed Elevations (2 of 2), 2100a - New Building Elevations 1, 2101a - New Building Elevations 2, 3006a - New Carpark Proposed Site Sections, 3008b - New All Weather Pitch Proposed Sections, 3100a - New Building Sections Planning, 5101 - New Carpark External Lighting Layout, 5102 - New All Weather Pitch External Lighting Layout, Flood Risk Assessment Planning App, Drainage Strategy, Drainage Strategy Sheet 1 Of 2, Drainage Strategy Sheet 2 Of 2, Geotechnical Desk Top Study, Planning Statement, Transport Statement 28th Sept 2020, Design And Access Statement, 20014 - Pitch Lighting Calculations, LLD2040-ARB-DWG-001 01 - Tree Constraints Plan, LLD2040-ARB-DWG-002 01 - Tree Constraints Plan, LLD2040-ARB-DWG-003 00 - Tree Retention and Protection Plan, LLD2040-ARB-DWG-004 00 - Tree Retention and Protection Plan, LLD2040-ARB-REP-001 00 - Arboricultural Impact Assessment, LLD2040-ARB-SCH-001 01 - Existing Tree Schedule, LLD2040-ECO-REP-002-00-ECIA - Ecological Impact Assessment, Noise Assessment 10/08/2020, S000061/S/1 93-092-6 - HCCAT Expansion Route Of ESCC SW Sewer

The meeting ended at 11.10 am.