

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 16 December 2015.

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

### 49 MINUTES OF THE MEETING HELD ON 11 NOVEMBER 2015

49.1 RESOLVED to approve as a correct record the minutes of the meeting held on 11 November 2015.

### 50 REPORTS

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

### 51 PROPOSED NEW TWO STOREY EXTENSION TO RYE COMMUNITY PRIMARY SCHOOL; PROVIDING A NEW NURSERY WITH ANCILLARY SPACES, TWO NEW CLASSROOMS, ONE NEW PRACTICAL ROOM AND A NEW STAFFROOM. RYE COMMUNITY PRIMARY SCHOOL, THE GROVE, RYE, TN31 7ND - RR/3300/CC

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

51.2 An amendment to Condition 5, to allow during construction for internal working on Saturdays, was proposed, seconded, voted on and agreed.

51.3 Members have considered the officer's report, together with the amended Condition 5, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

51.4 RESOLVED to approve the application 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. Unless otherwise agreed in writing by the Head of Planning and Environment, development shall not commence until a Construction Traffic Management Scheme has been submitted to and approved by the Director of Communities, Economy and Transport. This shall include the size of vehicles, hours of operation and routeing, and construction shall be carried out in accordance with the approved Scheme.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large

4. Unless otherwise agreed in writing by the Head of Planning and Environment development shall not commence until details of wheel washing facilities have been submitted to and approved in writing by the Director of Communities, Economy and Transport. The approved details shall be implemented in full before the commencement of development and the facilities shall be retained in working order during the construction period and shall be used by any vehicle carrying mud, dust or other debris on its wheels before leaving the site. No vehicle associated with construction shall leave the site carrying mud, dust or debris.

Reason: In the interests of highway safety and the amenity of the locality and to enable the County Planning Authority to control and regulate the development.

5. No demolition or construction works shall take place in connection with the extension hereby approved at any time other than between 07.30 and 17.30 on Mondays to Fridays, between 08.00 and 13.00 on Saturdays for internal works only and at no time on Sundays, Bank or Public Holidays unless the prior written agreement of the Director of Communities, Economy and Transport has been given.

Reason: In the interests of balancing protection of the amenities of the locality in general and nearby residential properties in particular with need to construct as speedily as possible.

6. Development shall not commence above ground until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Director of Communities, Economy and Transport and 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 Policy EN3 of the Rother Local Plan Core Strategy 2014.

7. Before the first occupation of the extension hereby permitted, an updated Travel Plan shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The Travel Plan shall be implemented and thereafter reviewed in accordance with the approved details.

Reason: To increase awareness and use of alternative modes of transport for school journeys in accordance with Policy TR4 in the Rother Local Plan Core Strategy 2014.

#### Schedule of Approved Plans

Access Routes, Flood Risk Assessment, Waste Minimisation Statement and Management Plan, A100 - Site Location Plan, A101 - Block Plan, A102 - Existing Ground Floor Plan, A103 - Existing First Floor Plan, A104 - Existing Roof Plan, A105 - Proposed Ground Floor Plan, A106 - Proposed First Floor Plan, A107 - Proposed Roof Plan, A108 - Existing and Proposed Main Elevations, A109 - Existing and Proposed Site Sections

#### 52 TRAFFIC REGULATION ORDER - HIGH STREET, OLD TOWN HASTINGS

52.1 The Committee considered a report by the Director of Communities, Economy and Transport, together with an additional plan which showed the proposed layout of the footway improvement scheme.

52.2 Councillor Charman, the Local Member, spoke in support of the recommendation.

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

52.4 RESOLVED (1) not to uphold the objection set out in Appendix 3 of the report, concerning the draft Traffic Regulation Order to replace a 6 metres length of on-street pay and display parking space with a prohibition of waiting at any time parking restriction; and

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

(The meeting ended at 10.53 am)

CHAIR