

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 13 January 2016.

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

### 53 MINUTES OF THE MEETING HELD ON 16 DECEMBER 2015

53.1 RESOLVED to approve as a correct record the minutes of the meeting held on 16 December 2015.

### 54 APOLOGIES FOR ABSENCE

54.1 It was noted that Councillor Charlton was attending as a substitute for Councillor Buchanan.

### 55 REPORTS

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

### 56 DEMOLITION AND REPLACEMENT OF EXISTING WASTE TRANSFER STATION BUILDING. JAMES WASTE LTD, UNIT 3, CRADLE HILL INDUSTRIAL ESTATE, SEAFORD, BN25 3JE - LW/754/CM

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

56.2 Members have considered the officer's report and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

56.3 RESOLVED to refuse planning permission for the following reasons:

1. The proposed building would be of an inappropriate scale and height that would result in a harmful visual effect to the occupiers and users of adjoining units on the Industrial Estate and to the occupiers and users of nearby residential properties and the Seaford Town Cemetery, which would result in a loss of amenity, thereby conflicting with Policy WMP25a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy ST3(a), (c) & (d) of the Lewes District Local Plan 2003.
2. The proposal will be likely to result in an increase in the activities of heavy goods vehicles inside and outside the site, which would result in an unacceptable increase in noise, dust, parking on pavements and congestion of the road, which would be harmful to the occupiers and users of other units on the Industrial Estate and to the occupiers and users of nearby residential properties and the Seaford Town Cemetery, which would result in a loss of amenity, thereby conflicting with Policies WMP25a and WMP26d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy ST3(a), (c) and (d) of the Lewes District Local Plan 2003.

3. The proposed building which cannot be readily screened and the increase in operational activities would be harmful to the setting and use of Seaford Town Cemetery as a non-designated heritage asset, thereby conflicting with Policy WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Core Policy 11 of the Lewes District Joint Core Strategy Proposed Submission Document 2013.
4. The proposal has not demonstrated that it would make a positive contribution to local character, or, be of a design that improves the quality of the area and the way it functions, in accordance with Section 7 of the National Planning Policy Framework 2012.

57 DEVELOPMENT MANAGEMENT MATTERS: QUARTERLY REPORT

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

57.2 RESOLVED to (1) note the report; and

(2) thank all the officers involved for their work in connection with Development Management matters.

The meeting ended at 10.56 am.