

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 10 February 2016.

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

58 MINUTES OF THE MEETING HELD ON 13 JANUARY 2016

58.1 RESOLVED to approve as a correct record the minutes of the meeting held on 13 January 2016.

59 DISCLOSURES OF INTERESTS

59.1 Councillor Belsey declared a personal interest in item 5A in that he is a resident of a street subject to part of the proposed Order. He did not consider this to be prejudicial.

59.2 Councillor Galley declared a personal interest in item 5B in that he is a member of the Movement and Access Strategy for Hailsham and Hellingly (MASHH) Project Board. He did not consider this to be prejudicial.

59.3 Councillor Wallis declared a prejudicial interest in item 5A in that he is a resident of a street near Site 6 and had made a written representation on the proposed Order. He agreed to speak as a local resident and then leave the Chamber for the rest of the consideration of Site 6 and the vote on Site 6.

60 REPORTS

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

61 TRAFFIC REGULATION ORDER - EASTBOURNE PARKING REVIEW

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

61.2 Mrs Bird and Mr Morrow spoke regarding the proposed alterations in Meads Street and Matlock Road (Site 6).

61.3 Councillor Wallis spoke as a local resident of Site 6, and then withdrew from the Chamber for the rest of the consideration of Site 6.

61.4 Councillor Belsey, the Local Member, indicated support for the recommendations regarding Sites 1, 2, 3, 11, 15, 26 and 29.

61.5 Councillor Rodohan, the Local Member, indicated support for the recommendations regarding Sites 4, 5, 8, 9, 10, 14, 16, 19 and 27.

61.6 Councillor Taylor, the Local Member and member of the Planning Committee, indicated support for the recommendations regarding Sites 6, 12, 13, 21, 22 and 30.

61.7 Councillor Wallis, the Local Member and member of the Planning Committee, indicated support for the recommendations regarding Sites 7, 23, 24, 25 and 28.

61.8 Members have considered the officer's report, together with the comments of the public speakers and Local Members and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

61.9 RESOLVED to (1) uphold the objections to the draft Order as set out in Appendix 2 of the report;

(2) not uphold the objections to the draft Order as set out in Appendix 3 of the report; and

(3) recommend to the Director of Communities, Economy and Transport that the draft Traffic Regulation Order be made in part.

62 TRAFFIC REGULATION ORDER - HAILSHAM TOWN CENTRE IMPROVEMENTS

62.1 The Committee considered a report by the Director of Communities, Economy and Transport. Plans of the overall Hailsham Town Centre Improvement Scheme, and further correspondence received from an objector since publication of the agenda, were available to Members.

62.2 Mr Keith Garside spoke about the proposed Order.

62.3 The Chair reported the comments provided by email by Councillor Bentley, one of the Local Members and Chair of the MASHH, who indicated his support for the recommendations.

62.4 Councillor Keeley, one of Local Members, spoke regarding the wider implications of the proposed Order.

62.5 Members have considered the officer's report, together with the comments of the public speaker and Local Members, and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

62.6 RESOLVED to (1) not uphold the objections as set out in Appendix 3 of the report; and

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

63 TRAFFIC REGULATION ORDER - PROHIBITION ON STOPPING, SCHOOL KEEP CLEAR SIGN AND MOTOR VEHICLES - B2100 WADHURST ROAD, MARK CROSS

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

63.2 Councillor Whetstone, the Local Member, spoke in support of the proposed Order.

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

63.4 RESOLVED to (1) not uphold the objection as set out in Appendix 2 of the report; and

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

64 LISTED BUILDING CONSENT FOR ALTERATIONS AND REFURBISHMENT OF HASTINGS CENTRAL LIBRARY. HASTINGS CENTRAL LIBRARY, 13 CLAREMONT, HASTINGS, EAST SUSSEX, TN34 1HE - HS/3301/CCLB

64.1 The Committee considered a report by the Head of Planning and Environment. It was confirmed that none of the National Amenity Societies had objected to the application. It therefore falls to the Planning Committee, under the terms of the Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015, to determine the application.

64.2 Councillor Daniel, the Local Member and Chair of the Planning Committee, spoke in support of the application.

64.3 Members have considered the officer's report, the further information and the comments of the Local Member, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

64.4 RESOLVED to grant listed building consent subject to the following conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with section 18 of the Planning (Listed Buildings and Conservation Areas) 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. Prior to materials being used, a detailed schedule of materials and finishes shall be submitted to and approved in writing by the County Council's Head of Planning and Environment. The schedule shall include a breakdown per room and include details of existing materials to be replaced as well as those proposed. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the historic fabric and architectural character and appearance of this listed building.

4. Prior to fitting, details of all new and replacement joinery, including windows, doors, rooflights, stairs, louvres and other alterations shall be submitted to the County Council's Head of Planning and Environment and approved in writing. The approved joinery details shall be used within the development and thereafter retained. Any existing historic glass should be retained and reused in position(s) to be agreed in writing by the Head of Planning and Environment.

Reason: To safeguard the historic fabric and architectural character and appearance of this listed building.

5. The County Council's Head of Planning and Environment shall be notified of any additional structural works identified as being necessary during the course of implementing the works hereby approved. Any variation to the approved details shall be submitted for agreement

in writing by the Head of Planning and Environment prior to the works being implemented. The works shall then be carried out in accordance with the approved details.

Reason: To safeguard the historic fabric and architectural character and appearance of this listed building.

6. Notwithstanding the information provided on the drawings hereby approved, full details of all external lighting including the type, position and specification of fittings shall be submitted to and approved in writing by the County Council's Head of Planning and Environment. External lighting shall be completed in accordance with the approved details.

Reason: To safeguard the historic fabric and architectural character and appearance of this listed building and in the interests of highway safety.

INFORMATIVES

1. In relation to Condition 4, joinery details shall be submitted at a scale of 1:10 elevations & 1:2 sections. These details shall include: through cills, heads, frames and opening lights, including glazing bars and mullions, banisters, rails, tread and other decorative elements, showing the relationship to the existing structure.
2. Separate application(s) in accordance with the Advertisement Regulations, may be required for the display of hanging or fascia signage. Applications should be made to Hastings Borough Council.

Schedule of Approved Plans

Existing Lower Ground Floor Plan 1000-S2, Existing Ground Floor Plan 1001-S2, Existing First Floor Plan 1002-S2 RevA, Existing Second Floor Plan 1003-S2, Existing Third Floor Plan 1004-S2, Site Location & Block Plan 1005-S2, Existing Roof Plan 1006-S2, Lower Ground Floor Plan 1100-S2 RevD, Ground Floor Plan 1101-S2 RevG, First Floor Plan 1102-S2 RevE, Second Floor Plan 1103-S2 RevG, Third Floor Plan 1104-S2 RevF, Roof Plan 1105-S2 RevA, L Ground Floor Plan (Ceilings & Cornices) 1200-S2 RevE, Ground Floor Plan (Ceilings & Cornices) 1201-S2 RevE, First Floor Plan (Ceilings & Cornices) 1202-S2 RevC, Second Floor Plan (Ceilings & Cornices) 1203-S2 RevF, Third Floor Plan (Ceilings & Cornices) 1204-S2 RevD, L Ground Floor Plan (Floor Finishes & Skirtings) 1300-S2 RevD, Ground Floor Plan (Floor Finishes & Skirtings) 1301-S2 RevE, First Floor Plan (Floor Finishes & Skirtings) 1302-S2 RevD, Second Floor Plan (Floor Finishes & Skirtings) 1303-S2 RevE, Third Floor Plan (Floor Finishes & Skirtings) 1304-S2 RevE, L Ground Floor Plan (Wall Finishes) 1400-S2 RevB, Ground Floor Plan (Wall Finishes) 1401-S2 RevD, First Floor Plan (Wall Finishes) 1402-S2 RevA, Second Floor Plan (Wall Finishes) 1403-S2 RevC, Third Floor Plan (Wall Finishes) 1404-S2 RevB, Existing Front East Elevation 2000-S2, Existing Rear West Elevation 2001-S2, Proposed Front East Elevation 2100-S2 RevA, Proposed Rear & Side West & North Elevations 2101-S2 RevF, Proposed GA Section A-A 3100-S2 RevB, Proposed GA Section B-B & C-C 3101-S2 RevB, Proposed GA Section D-D 3102-S2 RevB, Main Stair Plans 4000-S2 RevC, Main Stair Sections 4001-S2 RevC, Lift Plans & Sections & Elevations Proposed 4006-S2 RevA, Lower Ground Floor Staircase Details 4007-S2 RevA, Alterations to Lower Ground Windows Front Side 4100-S2, Alterations to Ground Windows Front Side 1401-S2 RevA, Alterations to First Floor Windows Front Side 4102-S2 RevA, Alterations to Second Floor Windows Front Side 4103-S2 RevA, Alterations to Third Floor Windows Front Side 4104-S2 RevA, Alterations to Rear Elevation Window -GF 4105-S2 RevA, Alterations to Rear Elevation Window -FF 4106-S2 RevA, Alterations to Rear Elevation Window -SF 4107-S2 RevA, Alterations to Lightwell Windows -01 4108-S2 RevA, Alterations to Lightwell Windows -02 4109-S2 RevA, Alterations to Lightwell Windows -03 4110-S2 RevA, New North Lights 4111-S2 RevA, Alterations to Rooflights - Third Floor 4112-S2 RevA, Proposed Lightwell elevations 4113 RevB, Proposed Skylight - RF.01 4114 RevA, Alterations to Staircase doors and screens (1of2) 4120-S2 RevA, Alterations to

Staircase doors and screens (2of2) 4121-S2 RevB, Second Floor Screen (Existing) 4122-S2 RevA, Second Floor Screen (Proposed) 4123-S2, Existing Front Elevation Basement Grille 4124-S2, Proposed Front Elevation Basement Grille 4125-S2, Third Floor Gallery Detail 4126-S2 RevA, Parapet Coping Details 4127-S2, Rear Elevation Escape Stair Lighting Installation HLI-ELE-LTG-E303 P2, Lower Ground Floor Layout of Openings in Historic Walls for Mech Services HLI-LGF-BW-M601 P5

65 CHANGE OF USE OF EXISTING INDUSTRIAL UNIT AND YARD INTO A CONSTRUCTION AND DEMOLITION WASTE TRANSFER STATION. TITAN MARITIME UK LTD, NEW ROAD INDUSTRIAL AREA, NEWHAVEN, BN9 0HE - LW/767/CM

65.1 The Committee considered a report by the Director of Communities, Economy and Transport. A reprint of View 11 of the Additional Information, more clearly showing the junction and residential properties in New Road, was circulated.

65.2 Mr James Malyan, the applicant, spoke in support of the application.

65.3 Members have considered the report and comments of the public speaker and agree with the conclusions and reasons for recommendation as set out in paragraph 7 of the report.

65.4 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 and drawings listed in the Schedule of Approved Plans.

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

3. The use hereby permitted shall not be carried out other than between the hours of 06.30 and 17.30 on Mondays to Fridays inclusive and between the hours of 06.30 and 13.00 on Saturdays and at no time on Sundays, Public and Bank Holidays except for works of essential maintenance or which are to respond to an emergency.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

4. Notwithstanding the terms of Condition 3, no plant or equipment required for processing waste materials outside the buildings shall be used except between the hours of 08.00 and 16.00 on Mondays to Fridays inclusive and between the hours of 08.00 and 12.00 on Saturdays and at no time on Sundays, Bank and Public Holidays.

Reason: To safeguard the amenities of occupiers of nearby properties and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. The noise management practices set out at Table 5 at Part 6 of the Environmental Noise Impact Assessment Technical Report (Doc. ref. 23434 R1) by Sound Solution

Consultants, dated 10th December 2015, shall be implemented in full during the permitted hours of operation.

Reason: To safeguard the amenities of occupiers of nearby properties and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

6. The rating level of noise from the site shall not exceed 53 dBLAeq, 1hr at any time when measured or calculated opposite the site at No. 1 New Road, Newhaven, and, in accordance with BS 4142:2014.

Reason: To safeguard the residential amenities of occupiers of properties in the vicinity of the site and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

7. Before the processing of any waste takes place outside the buildings the modular pre-cast concrete wall dividers shall be placed at the northern part of the site in the positions shown on the Proposed Site Plan (ref. 16615-PL02 RevB) and shall be no less than 2 metres from the boundary of the site, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To provide a suitable barrier and separation between the boundary of the site and the concrete structures in the interests of safeguarding the existing boundary vegetation and the amenity of occupiers of adjoining properties and to accord with Policies WMP25 and WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

8. Before the commencement of the use of the site as a waste transfer station, measures shall be incorporated at the site to protect the trees and shrubs adjoining the northern, north-western and eastern boundaries of the site in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

Reason: To safeguard the trees and shrubs adjoining the boundary of the site in the interests of the landscape of the South Downs National Park and the amenities of occupiers of nearby properties and the locality generally and to accord with Policies WMP25 and WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

9. No new external lighting, including floodlighting, shall be installed or used at the site other than in accordance with details first submitted to and approved in writing by the Director of Communities, Economy and Transport. The approved details shall be implemented in full.

Reason: To safeguard the amenities of occupiers of nearby properties and the interests of the South Downs National Park and to accord with Policies WMP25 and WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

INFORMATIVES

1. The applicant is advised by Highways England to sign and road mark the entrance to the site in accordance with the guidance given in the Traffic Signs Manual Chapter 5 and provide road markings which would discourage vehicles parking within the junction. This is to ensure that all vehicles required to enter and egress the site are able to do so safely and unimpeded.
2. The applicant is advised by Highways England to ensure that the visibility splays remain clear and free from parked vehicles so that inter-visibility between vehicles on the A26

New Road and those leaving the site is maintained at all times to facilitate safe turning movements for all vehicles.

3. The Applicant's attention is drawn to the provisions of:-

BS 3998:2010 Tree Work Recommendations in the carrying out of any pruning to trees and shrubs adjoining the site boundary.

Schedule of Approved Plans

Location Plan - 16615-PL01, Existing Plans - 16615-PL04, Proposed/Existing Elevations - 16615-PL05, Proposed Plans - 16615-PL03, Proposed Site Plan - 16615-PL02 RevB, Location Plan showing visibility lines & left turning vehicle - 16615-PL06 RevB

NOTE

The Planning Committee paused the meeting after consideration of this item, and reconvened as agents for the South Downs National Parks Authority.

66 CHANGE OF USE OF EXISTING INDUSTRIAL UNIT AND YARD INTO A CONSTRUCTION AND DEMOLITION WASTE TRANSFER STATION. TITAN MARITIME UK LTD., NEW ROAD INDUSTRIAL AREA, NEWHAVEN - SDNP/15/05347/CW

66.1 The Committee, acting as agents for the South Downs National Parks Authority (SDNPA), considered a report by the Head of Planning and Environment on behalf of the Director of Planning of the SDNPA, together with a proposed amendment to Condition 7 which was circulated, to accord with Condition 7 of planning reference LW/767/CM (Agenda item 7 – see minute 65).

66.2 Members have considered the report and amended Condition 7 and agree with the conclusion and reasons for recommendation as set out in paragraph 9 of the report.

66.3 RESOLVED to grant planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following plans:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	LOCATION PLAN	16615-PL01	22.10.2015	Approved
Plans -	PROPOSED PLANS	16615-PL03	22.10.2015	Approved
Plans -	EXISTING PLANS	16615-PL04	22.10.2015	Approved
Plans -	PROPOSED/ EXISTING ELEVATIONS	16615-PL05	22.10.2015	Approved
Plans -	PROPOSED SITE PLAN	16615-PL02 Rev B	25.01.2016	Approved
Plans -	LOCATION PLAN - VISIBILITY LINE	16615-PL06 Rev B	21.12.2015	Approved

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

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

3. The use hereby permitted shall not be carried out other than between the hours of 06.30 and 17.30 on Mondays to Fridays inclusive and between the hours of 06.30 and 13.00 on Saturdays and at no time on Sundays, Public and Bank Holidays, except for works of essential maintenance or which are to respond to an emergency.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

4. Notwithstanding the terms of Condition 3, no plant or equipment required for processing waste materials outside the buildings shall be used except between the hours of 08.00 and 16.00 on Mondays to Fridays inclusive and between the hours of 08.00 and 12.00 on Saturdays, and, at no time on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenities of occupiers of nearby properties and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. The noise management practices set out at Table 5 at Part 6 of the Environmental Noise Impact Assessment Technical Report (Doc. ref. 23434 R1) by Sound Solution Consultants, dated 10th December 2015, shall be implemented in full during the permitted hours of operation.

Reason: To safeguard the amenities of occupiers of nearby properties and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

6. The rating level of noise from the site shall not exceed 53 dBLAeq, 1hr at any time when measured or calculated opposite the site at No. 1 New Road, Newhaven and in accordance with BS 4142:2014.

Reason: To safeguard the residential amenities of occupiers of properties in the vicinity of the site and to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

7. Before the processing of any waste takes place outside the buildings the modular pre-cast concrete wall dividers shall be placed at the northern part of the site in the positions shown on the Proposed Site Plan (ref. 16615-PL02 RevB) and shall be no less than 2 metres from the boundary of the site, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To provide a suitable barrier and separation between the boundary of the site and the concrete structures in the interests of safeguarding the existing boundary vegetation and the amenity of occupiers of adjoining properties and to accord with Policies WMP25 and WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

8. Before the commencement of the use of the site as a waste transfer station, measures shall be incorporated at the site to protect the trees and shrubs adjoining the northern, north-western and eastern boundaries of the site in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

Reason: To safeguard the trees and shrubs adjoining the boundary of the site in the interests of the landscape of the South Downs National Park and the amenities of occupiers of nearby properties and the locality generally and to accord with Policies WMP25 and WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

9. No new external lighting, including floodlights, shall be installed or used at the site other than in accordance with details first submitted to and approved in writing by the Director of Communities, Economy and Transport at East Sussex County Council. The approved details shall be implemented in full.

Reason: To safeguard the amenities of occupiers of nearby properties and the interests of the South Downs National Park and to accord with Policies WMP25 and WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

Informatives

1. The applicant is advised by Highways England to sign and road mark the entrance to the site in accordance with the guidance given in the Traffic Signs Manual Chapter 5 and provide road markings which would discourage vehicles parking within the junction. This is to ensure that all vehicles required to enter and egress the site are able to do so safely and unimpeded.
2. The applicant is advised by Highways England to ensure that the visibility splays remain clear and free from parked vehicles so that inter-visibility between vehicles on the A26 New Road and those leaving the site is maintained at all times to facilitate safe turning movements for all vehicles.
3. The Applicant's attention is drawn to the provisions of:-

BS 3998:2010 Tree Work Recommendations in the carrying out of any pruning to trees and shrubs adjoining the site boundary.