

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 18 May 2016.

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

1 MINUTES OF THE MEETING HELD ON 13 APRIL 2016

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

2 APOLOGIES FOR ABSENCE

2.1 It was noted that Councillor Davies was acting as a substitute for Councillor Galley.

3 DISCLOSURES OF INTERESTS

3.1 Councillor Taylor declared a personal interest in Items 6B and 7A as a Member of Eastbourne Borough Council, but he did not consider this to be prejudicial.

3.2 Councillor Wallis declared a personal interest in Items 6B and 7A as the Eastbourne Borough Council portfolio holder for Planning and Planning Policy, and Chair of Local Development Framework, but he did not consider this to be prejudicial.

3.3 Mrs Jo Hauge, Senior Solicitor, declared a prejudicial interest in Sites 15 and 16 of Item 5B as a local resident. Mrs Hauge withdrew from the Chamber during consideration of those Sites.

4 REPORTS

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

5 TRO - PARKING RESTRICTIONS ON CHURCH HILL, NEWHAVEN - OBJECTION TO THE TRAFFIC REGULATION ORDER

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

5.2 Councillor Carla Butler, the Local Member, spoke in support of the recommendation.

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

5.4 RESOLVED to (1) not uphold the objection to the draft Traffic Regulation Order; and

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

6 TRO - LEWES TOWN AND DISTRICT PARKING REVIEW

6.1 The Committee considered a report by the Director of Communities, Economy and Transport. The Chair conveyed the written comments from Councillor Carolyn Lambert, as the Local Member, in support of the Recommendations for Sites 14, 18, 19 and 20.

6.2 Mr Jonathan Hewlett spoke regarding Site 16 – Fitzgerald Avenue and Lions Place, Seaford.

6.3 Councillor Buchanan, one of the Local Members for Telscombe and Peacehaven and member of the Planning Committee, spoke in support of the Recommendations regarding Sites 3, 12, 13, 23 and 24.

6.4 Councillor Butler, the Local Member, spoke in support of the Recommendations regarding Sites 10 and 11.

6.5 Councillor O’Keeffe, the Local Member, spoke in support of the Recommendations regarding Sites 5, 6, 7, 8 and 9.

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

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

(2) not uphold the objections 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 should be made in part.

7 DEPOSITING OF LAKE SILT ON LAND PREVIOUSLY USED AS LAGOONS. BAYHAM LAKE ESTATE, LAMBERHURST, TUNBRIDGE WELLS, KENT, TN4 8BG - WD/772/CM

7.1 The Committee considered a report by the Director of Communities, Economy and Transport. The Chair reported that the Local Member was in support of the recommendation.

7.2 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.

7.3 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 listed in the Schedule of Approved Plans.

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

3. Prior to the commencement of the development hereby permitted a Programme of Works shall be submitted to and approved by the Director of Communities, Economy and Transport and shall include full details of the proposed operations including:
 - Method for silt removal and deposit
 - Any ground and surface preparation necessary to accommodate the operations
 - Timescale of works
 - Access arrangements and provisions for the management of construction traffic
 - Type and location of proposed equipment
 - Location of underground services

The development shall be carried out in accordance with the approved Programme of Works, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To safeguard the amenity of the locality in accordance with Policies WMP23b and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and Saved Policy EN27 of the Wealden Local Plan 1998.

4. No development shall take place until an arboricultural report has been submitted to, and approved in writing by, the Director of Communities, Economy and Transport to confirm the precise nature and scope of works to the trees and vegetation, together with arrangements for the protection of trees and the management of any waste arising from these works. This shall ensure that the mature trees and those identified as supporting bat roosts or having bat roost potential should be retained and protected in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction. The works shall be implemented in full and the tree protection arrangements remain in place for the duration of the works, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure the appropriate landscaping of the site in the interests of visual amenity and the environment and to comply with Policy WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN6, EN23, EN12 and EN13 of the Wealden Local Plan 1998.

5. No development shall take place until a scheme of landscape management has been submitted to and approved in writing by the Director of Communities, Economy and Transport, which shall include how the trees and vegetation will be managed on completion of the deposition works and a timetable for implementation. The approved scheme shall be implemented in full unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To secure the appropriate landscaping at the site and to integrate the development effectively into the surrounding environment, to comply with Policy WMP27a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN6, EN23, EN12 and EN13 of the Wealden Local Plan 1998.

6. No development shall take place within the application area until a written scheme of investigation and programme of implementation of archaeological work has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The development shall be carried out in accordance with the approved scheme which shall be implemented in full, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Saved Policies EN24, EN25 and EN26 of the Wealden Local Plan 1998.

7. The deposit of the lake silt hereby permitted shall not commence until the archaeological site investigation and post investigation assessment has been completed following the preparation of the deposition areas in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 6 and that provision for analysis, publication and dissemination of results and archive deposition has been secured, unless an alternative timescale for submission of the report is submitted and approved in writing by the Director of Communities, Economy & Transport.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Saved Policies EN24, EN25 and EN26 of the Wealden Local Plan 1998.

8. No vehicles associated with the development hereby permitted shall leave the site carrying mud, dust or other debris on their wheels.

Reason: In the interests of highway safety and the amenity of the locality, in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

INFORMATIVES

1. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981 (as amended) particularly with regard to the protection of bats and nesting birds, which may be affected during the proposed operations.

Schedule of Approved Plans

Site Plan 1:1250 Dwg No. 4 - Site Plan, Ecological Statement, Site Plan - Proposed De-silting Activities 2656 55 D , Site Plan - Topographical levels of lagoons, Site Plan - Area of lake used for silt volume calculation, Site Volume Plan 1:1250 Dwg No. 1, Supporting Statement, ASE Heritage Statement

8 CHANGE OF USE OF BUILDING FOR THE DISMANTLING AND RECYCLING OF END OF LIFE MOTOR VEHICLES. UNIT 3, THE BIRCH INDUSTRIAL ESTATE, EASTBOURNE, BN23 6PH - EB/773/CM

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

8.2 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.

8.3 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 listed in the Schedule of Approved Plans.

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

3. No activity or operation shall take place at the site other than between the hours of 08.00 and 18.00 Mondays to Fridays inclusive and between the hours of 09.00 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, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the locality in general, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

4. No end of life vehicles or any other vehicles used for the dismantling of parts or repairs shall be parked, stored, treated or processed in any way except within the building.

Reason: In the interests of safeguarding the amenity of persons and businesses within the Estate, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. No vehicle parts or any materials associated with the permitted use shall be placed, stored, treated or processed in any way except within the building.

Reason: In the interests of safeguarding the amenity of persons and businesses within the Estate, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

6. Any oil, fuel, lubricant and any other liquid or other potential pollutant shall be handled on the site in such a manner as to prevent pollution to the environment. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain the equivalent of 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both oil and water. All pipework should vent downwards into the bund.

Reason: To safeguard amenity and minimise the risk of pollution, in accordance with Policies WMP25 and WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

INFORMATIVES

1. The Applicant's attention is drawn to the need to seek advice from the Environment Agency before the use commences regarding the requirement to obtain an Environmental Permit.
2. The Applicant should seek to undertake the following:
 1. Provide a site incident response plan to manage any spillages at the site and to train staff in the implementation of the plan.
 2. Sign up to the Environment Agency's Flood Warning Service.

Schedule of Approved Plans

Location Plan - B095.01, Existing Floor Plan - B095.02, Proposed Floor Plan - B095.02B

RECYCLING PLANT AND EQUIPMENT, TOGETHER WITH ANCILLARY DEVELOPMENT. 19
BRAMBLESIDE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QQ - WD/768/CM

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

9.2 Mr Chris Herbert of SLR Consulting, the agent of the applicant, spoke in support of a grant of planning permission.

9.3 Members have considered the officer's report and comments of the public speaker. A motion to defer determination of the application was proposed, seconded, voted on and carried.

9.4 RESOLVED to defer further consideration of the application until after a site visit has been conducted.

10 CONSTRUCTION OF A SHARED FOOTWAY/CYCLEWAY BETWEEN LOTTBRIDGE
DROVE AND LANGNEY ROUNDABOUT, EASTBOURNE - EB/3304/CC

10.1 The Committee considered a report by the Team Manager Planning Policy and Development Management. The Chair reported that the Local Member was in support of the recommendation.

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

10.3 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 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 until a scheme and a programme of works to reduce the potential effects from the construction and use of the development on the habitats and species present within the Site of Nature Conservation Importance has been submitted to and approved in writing by the Head of Planning and Environment.

The scheme shall include:

- i) Full details of the Contractor's compound, delivery and access routes;
- ii) A detailed timetable for construction and restoration activities;
- iii) Full details of the location and extent of vegetation to be removed from site.

iv) Measures that will be employed to ensure that the potential effects from the construction of the development on the habitats and species present within the site will be minimised;

v) Details of measures that will be taken to restore the application site on completion of the development;

vi) Details of any measures that will be taken to manage and enhance the application site for the benefit of biodiversity on completion of the development;

vii) Management responsibilities for the implementation of the scheme.

The approved scheme shall be fully implemented in accordance with the approved timetable.

Reason: In the interest of conserving and enhancing the Site of Nature Conservation Importance, in accordance with Saved Policy NE20 of the Eastbourne Borough Plan 2001 - 2011

4. If, during site preparation, construction or other works associated with the development, contamination not previously identified is found to be present at the site, development must cease, unless otherwise agreed in writing by the Head of Planning and Environment. Development may not recommence until the applicant has received written approval from the Head of Planning and Environment for a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment from any contamination at the site in accordance with Saved Policy NE20 of the Eastbourne Borough Plan 2001-2011

5. No development shall take place until plans and full details of both hard and soft landscaping works have been submitted to and approved in writing by the Head of Planning and Environment and these works shall be carried out as approved. These details shall include:

Hard Landscaping

- Proposed finished levels or contours
- Means of enclosure
- Other vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc)
- Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc.)
- Retained historic landscape features
- Proposals for restoration, where appropriate

Soft Landscaping

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- Implementation programme
- Management Plan

The landscaped areas shall be maintained thereafter in accordance with the approved management plan.

Reason: To secure appropriate landscaping at the site in the interests of the amenity of the locality and the landscape character of Site of Nature Conservation Importance (SNCI) in accordance with Saved Policies UHT7, NE20 and NE22 of the Eastbourne Borough Plan 2001 -2011

6. Prior to installation, details of the lighting, including design, specification, materials and measures to control light spillage shall be submitted to and approved in writing by the Head of Planning and Environment and the lighting shall be installed in accordance with the approved details and retained thereafter.

Reason: To minimise the impact of the lighting on the amenity and privacy of adjoining residential properties in accordance with Saved Policy UHT13 of the Eastbourne Borough Plan 2001-2011

Schedule of Approved Plans

ECN/15/001 RevA - General Arrangement St Anthony's Bridge 10.6m span, ECN/15/002 RevA - General Arrangement Tollgate Junior School 14.6m span, ECN/15/003-2 RevA - General Arrangement Culvert Design - Concrete Bagwork and Granular Fill, ECN/15/003-3 Rev A - General Arrangement Culvert Design - Brick Headwall & Granular Fill, ECN/15/004 - General Arrangement Parapet Upgrade, W11048/PH3/RLLP - Red line location plan, W11048/PH3/EW/01 RevH - Earthworks (Excavation) Sheet 1 of 10, W11048/PH3/EW/02 RevI - Earthworks (Excavation) Sheet 2 of 10, W11048/PH3/EW/03 RevH Earthworks (Excavation) Sheet 3 of 10, W11048/PH3/EW/04 RevI - Earthworks (Excavation) Sheet 4 of 10, W11048/PH3/EW/05 RevH - Earthworks (Excavation) Sheet 5 of 10, W11048/PH3/EW/06 RevH - Earthworks (Excavation) Sheet 6 of 10, W11048/PH3/EW/07 RevI - Earthworks (Excavation) Sheet 7 of 10, W11048/PH3/EW/08 RevI - Earthworks (Excavation) Sheet 8 of 10, W11048/PH3/EW/09 RevH - Earthworks (Excavation) Sheet 9 of 10, W11048/PH3/EW/10 RevI - Earthworks (Excavation) Sheet 10 of 10, W11048/PH3/SD/01 - Swale Types 1,2,3 and 4 Linear Soakaway Types A&B, W11048/PH3/SD/02 - Vehicular Barrier Type A General Layout Details, W11048/PH3/SD/03 RevA - Timber Bollard Types TB1, TB2, TB3 and TB4, W11048/PH3/SD/05 - Swale Types 5 and 6 Linear Soakaway, W11048/PH3/SD/04 - Accommodation Works Fence Type, W11048/PH3/KF/01 Rev H Kerbs Footways & Paved Areas Sheet 1 of 10, W11048/PH3/KF/02 Rev I Kerbs Footways & Paved Areas Sheet 2 of 10, W11048/PH3/KF/03 Rev H Kerbs Footways & Paved Areas Sheet 3 of 10, W11048/PH3/KF/04 Rev I Kerbs Footways & Paved Areas Sheet 4 of 10, W11048/PH3/KF/05 Rev H Kerbs Footways & Paved Areas Sheet 5 of 10, W11048/PH3/KF/06 Rev H Kerbs Footways & Paved Areas Sheet 6 of 10, W11048/PH3/KF/07 Rev I Kerbs Footways & Paved Areas Sheet 7 of 10, W11048/PH3/KF/08 Rev I Kerbs Footways & Paved Areas Sheet 8 of 10, W11048/PH3/KF/09 Rev H Kerbs Footways & Paved Areas Sheet 9 of 10, W11048/PH3/KF/10 Rev I Kerbs Footways & Paved Areas Sheet 10 of 10, Flood Risk Assessment, November 2013, Supplementary Ecology Surveys Report, March 2014, W11048/PH3/TS/02 Rev I Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 2 of 10, W11048/PH3/TS/03 Rev H Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 3 of 10, W11048/PH3/TS/04 Rev I Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 4 of 10, W11048/PH3/TS/05 Rev H Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 5 of 10, W11048/PH3/TS/06 Rev H Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 6 of 10, W11048/PH3/TS/07 Rev I Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 7 of 10, W11048/PH3/TS/08 Rev I Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 8 of 10, W11048/PH3/TS/09 Rev H Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 9 of 10, W11048/PH3/TS/10 Rev H Safety fences, pedestrian guardrails, traffic signs, road markings and street furniture Sheet 10 of 10,

Earthworks Deposition EW/11 Rev L Sheet 1 of 10, Earthworks Deposition EW/12 Rev J Sheet 2 of 10, Earthworks Deposition EW/13 Rev L Sheet 3 of 10, Earthworks Deposition EW/14 Rev J Sheet 4 of 10, Earthworks Deposition EW/15 Rev L Sheet 5 of 10, Earthworks Deposition EW/16 Rev L Sheet 6 of 10, Earthworks Deposition EW/17 Rev J Sheet 7 of 10, Earthworks Deposition EW/18 Rev L Sheet 8 of 10, Earthworks Deposition EW/19 Rev L Sheet 9 of 10, Traffic Signs TS01 Rev L Sheet 1 of 10, Street Lighting SL/01 Rev L Sheet 1 of 10, Street Lighting SL/02 Rev J Sheet 2 of 10, Street Lighting SL/03 Rev L Sheet 3 of 10, Street Lighting SL/04 Rev J Sheet 4 of 10, Street Lighting SL/05 Rev L Sheet 5 of 10, Street Lighting SL/06 Rev L Sheet 6 of 10, Street Lighting SL/07 Rev J Sheet 7 of 10, Street Lighting SL/08 Rev L Sheet 8 of 10, Street Lighting SL/09 Rev L Sheet 9 of 10, Street Lighting SL/10 Rev J Sheet 10 of 10, Scheme Layout GL/01 Rev J Sheet 1 of 10, Scheme Layout GL/02 Rev J Sheet 2 of 10, Scheme Layout GL/03 Rev L Sheet 3 of 10, Scheme Layout GL/04 Rev J Sheet 4 of 10, Scheme Layout GL/05 Rev L Sheet 5 of 10, Scheme Layout GL/06 Rev L Sheet 6 of 10, Scheme Layout GL/08 Rev J Sheet 7 of 10, Scheme Layout GL/08 Rev J Sheet 8 of 10, Scheme Layout GL/09 Rev J Sheet 9 of 10, Scheme Layout GL/10 Rev J Sheet 10 of 10, Scheme Sheet Layout 00 Rev G

11 SINGLE STOREY EXTENSIONS TO CREATE TWO ADDITIONAL, TEACHING AND ANCILLARY SPACES WITH ASSOCIATED EXTERNAL WORKS INCLUDING AN ADDITIONAL 8 CAR PARKING SPACES TO INCREASE CAPACITY TO 1 FORM ENTRY. WIVELSFIELD PRIMARY SCHOOL, SOUTH ROAD, WIVELSFIELD GREEN - LW/3306/CC

11.1 The Committee considered a report by the Director of Communities, Economy and Transport. Further plans showing the elevations of the proposal were circulated.

11.2 Councillor John Fair of Wivelsfield Parish Council spoke regarding the application and traffic concerns.

11.3 Mr Sean Hambrook of the Property and Capital Investment Team in Orbis on behalf of the Applicant, spoke in support of the application.

11.4 Members have considered the officer's report and comments of the public speakers, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

11.5 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 listed in the Schedule of Approved Plans.

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

3. No construction shall take place in connection with the development hereby approved at any time other than between the hours of 0730 and 1800 on Mondays to Fridays inclusive and between the hours of 0730 and 1300 on Saturdays and at no time on Sundays, Bank and Public Holidays unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: To safeguard the residential amenities of the occupiers of properties in the vicinity of the site in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

4. Prior to the commencement of the development hereby permitted a Construction Traffic Management Scheme shall be submitted to and approved by the Director of Communities, Economy and Transport and shall include the size of vehicles, routing of vehicles and hours of operation. The hours of delivery/collection should avoid peak traffic flow times and AM/PM peak school travel times. Details should also be provided on contractors' parking which should be provided off-street. The development shall be carried out in accordance with the approved Construction Traffic Management Scheme, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: In the interests of highway safety and amenity, in accordance with Saved Policies ST3 and T1 of the Lewes District Local Plan 2003.

5. 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 maintained 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 the development shall leave the site carrying mud, dust or debris.

Reason: In the interests of highway safety and the amenity of the locality, in accordance with Saved Policies ST3 and T1 of the Lewes District Local Plan 2003.

6. The development shall not commence until details of the temporary surface in the area of approved temporary car parking and measures for the protection of the mature Oak tree and hedgerows in the area of temporary parking are submitted to and approved in writing by the Director of Communities, Economy and Transport. The temporary surface shall be removed within one week of completion of the development hereby approved and thereafter the area shall be fully restored to grass.

Reason: To secure the protection of the mature oak tree at the site and prevent soil compaction in the interests of protecting the tree and of visual amenity, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

7. The development of the extensions hereby permitted shall not commence until the approved area of temporary car parking has been provided in accordance with the approved plans and the areas shall not be used other than for the parking of vehicles during the construction phase.

Reason: In the interests of highway safety and amenity in the locality, in accordance with Saved Policies ST3 and T14 of the Lewes District Local Plan 2003.

8. The development hereby permitted shall not be occupied until details of the cycle and scooter parking areas have been provided in accordance with details submitted to and approved by the Director of Communities, Economy and Transport and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles and scooters.

Reason: In order that the development site is accessible by non car modes of transport, in accordance with Saved Policies T1, T7 and T14 of the Lewes District Local Plan 2003 and Core Policy 13 of the Lewes District Local Plan Part 1: Joint Core Strategy - Proposed Submission Document 2014.

9. The development hereby permitted shall not be occupied until parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for those uses.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Saved Policy T14 of the Lewes District Local Plan 2003.

10. Before the first occupation of the development 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 should include targets for reduced car use and a programme to monitor the targets. This will need to recommend realistic proposals for providing for and improving non car modes of travel, through walking, cycling and the use of public transport.

Reason: To increase awareness and use of alternative modes of transport for school journeys in accordance with Saved Policy T1 of the Lewes District Local Plan 2003 and Core Policy 13 of the Lewes District Local Plan Part 1: Joint Core Strategy - Proposed Submission Document 2014.

11. Development above ground shall not commence until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Director of Communities, Economy and Transport and the development shall be carried out in accordance with the approved details, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: To ensure the appropriate appearance of the development in the area in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

12. Development above ground shall not commence until details of the proposed hard and soft landscaping works have been submitted to and approved in writing by the Director of Communities, Economy and Transport and these works shall be carried out as approved. These details shall include:

Hard Landscaping

- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc)
- Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc.)

Soft Landscaping

- Detailed Planting plans (including a schedule of plants incorporating the use of native and local provenance plant species for the benefit of wildlife and nature conservation)
- Type and location of Bird, Bat, Bug boxes and rock/log piles
- Programme of implementation and maintenance

The landscaped areas shall be maintained thereafter in accordance with the approved management plan.

Reason: To secure appropriate landscaping at the site in the interests of visual amenity and the environment and to comply with Saved Policy ST3 of the Lewes District Local Plan 2003.

13. In this condition `retained trees` means an existing tree which is to be retained in accordance with the approved plans and particulars and paragraphs (a) and (b) below shall have effect until the completion of the development hereby approved.
- (a) If any retained tree is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Director of Communities, Economy and Transport.
- (b) The erection of fencing for the protection of any retained tree including the mature Oak tree and hedgerows in the approved temporary car parking area shall be undertaken in accordance with the approved plans and to BS 5837 before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor any fires lit, and the ground levels within those areas shall not be altered, nor shall any excavation be made, or operations carried out without the prior written consent of the Director of Communities, Economy and Transport.

Reason: In the interests of protecting trees at the site and of visual amenity, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003.

INFORMATIVE

1. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981 (as amended) particularly with regard to the protection of bats and nesting birds, which may be affected during construction. It is recommended that there should be no reptile/amphibian fencing installed at the site which might impede the movement of animals.

Schedule of Approved Plans

Design and Access Statement, Ecological Evaluation and Impact Assessment, Design Waste Minimalisation Plan, A-101 Rev B - Existing Ground Floor , A-102 Rev A - Existing Roof Plan, A-103 Rev A - Existing Elevations, A-104 Rev A - Existing Sections, A-107 Rev D - Proposed Elevations, A-108 Rev B - Proposed Sections, RCo 166/01 - Tree Protection Drawing, 15154 - Existing Drainage Layout, 15154-06 Rev A - Proposed Drainage Layout, Transport Statement, Noise Assessment Report dated January 2016, Rev 00 - Existing Tree Schedule, Lighting Assessment , A-100 Rev B - Site Location Plan , A-106 Rev D - Proposed Roof Plan , A-105 Rev G - Proposed Ground Floor Plan , Construction Phase Plan dated 31 March 2016

[Councillor Taylor left the meeting after consideration of this item]

Part B - The Committee as agent for the South Downs National Park Authority

12 PROPOSED BUILDING EXTENSIONS TO PROVIDE ADDITIONAL TEACHING ACCOMMODATION. IFORD AND KINGSTON C OF E PRIMARY SCHOOL, WELLGREEN LANE, KINGSTON, NR. LEWES BN7 3NR - SDNP/15/06077/RE3

12.1 The Committee, as agents for the South Downs National Park Authority, considered a report by the Team Manager Planning Policy and Development Management. Clarification regarding the financial contribution referred to in the recommendation was provided, to insert the word "processing".

12.2 Councillor Tony Wheeler of Kingston Parish Council spoke regarding traffic management in the village.

12.3 Mr Sean Hambrook of the Property and Capital Investment Team in Orbis on behalf of the Applicant, spoke in support of the application.

12.4 Members have considered the report and comments of the public speakers, and agree with the officer's conclusion at paragraph 9 of the report.

12.5 RESOLVED to grant planning permission subject to the following conditions and subject to the completion of an undertaking under s106 of the Town and Country Planning Act 1990 with obligations relating to: a financial contribution of £5000 payable to the Highway Authority towards the costs of processing a Traffic Regulation Order. The Traffic Regulation Order would seek to extend the existing school 'Keep Clear' markings in Wellgreen Lane and to make them mandatory.

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

Plan Type	Reference	Version	Date on Plan	Status
Plans -	PROPOSED STAFF PARKING ALTERATION	0500-P1	26.01.2016	Approved
Plans -	PROPOSED ELEVATIONS	0210-P3	26.01.2016	Approved
Plans -	EXISTING ELEVATIONS	0201-P1	26.01.2016	Approved
Plans -	PROPOSED GA FLOOR PLAN	0120-P2	26.01.2016	Approved
Plans -	PROPOSED SITE PLAN	0002-P2	26.01.2016	Approved
Plans -	SITE LOCATIONS PLAN	0001-P2	26.01.2016	Approved
Plans -	8277-A0110	P1	01.12.2015	Approved
Plans -	8277-A0101	P1	01.12.2015	Approved
Plans -	8277-A0100	P1	01.12.2015	Approved
Plans -	8277-A0126	P1	01.12.2015	Approved

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

02. 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).

03. Prior to the commencement of development of the extension or works to alter the car park details for the protection of trees and hedgerows from damage during construction shall be submitted to and approved by the Local Planning Authority.

The means of protection shall include:

- i) any measures to prevent disturbance to soil levels within the root spread of the tree or hedgerow.
- ii) protective fencing.
- iii) check for nesting birds by an Ecologist

The approved details shall be implemented prior to construction and retained until all plant equipment and surplus materials have been removed from the site. Nothing shall

be stored or placed in any area protected and the ground levels within these areas shall not be altered without the prior written agreement of the Local Planning Authority.

Reason: To protect trees from damage during construction.

04. Unless otherwise agreed in writing development shall not commence until a Traffic Management Scheme has been submitted to and approved in writing by the Local Planning Authority This shall include the size of vehicles, contractors parking, 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

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

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

06. No demolition or construction shall take place in connection with the development hereby approved at any time other than between the hours of 0730 and 1730 on Mondays to Fridays and between 0800 and 1400 on Saturdays and not at any time on Sundays, Bank and Public Holidays unless the prior written agreement of the Local Planning Authority has been given.

Reason: In the interests of the amenities of the locality in general and adjoining residential properties in particular.

07. Prior to commencement of construction of the extension above ground level details of surface water management proposals shall be submitted to and approved in writing by the Local Planning Authority and the approved details implemented before the extension is occupied. Details shall include hydraulic calculations connectivity with existing drainage features within the site, existing and proposed discharge rates during a '1 in 1 year, 1 in 30 year and 1 in 100 year rainfall events (plus an allowance for climate change).

Reason: To ensure proper drainage of the approved extensions.

08. Prior to commencement of construction of the extension above ground level details of the maintenance and management of the site drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved details put in place for the life of the extension.

Reason: To ensure proper maintenance of site drainage.

09. Prior to commencement of construction of the approved extension details of ground investigations to establish infiltration rates shall be submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure proper drainage of the site.

10. Construction of the new site access from Wellgreen Lane shall not commence until details have been approved in writing by the Local Planning Authority. Details shall include (but are not limited to) a construction specification, gradients, surface water drainage. The access shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety.

11. The areas indicated on the approved drawings for the parking and circulation of vehicles shall not be used for any other purpose and shall be retained for this purpose at all times and the approved extension shall not be occupied until the amended parking arrangements have been made available.

Reason: To ensure provision of the parking and circulation facilities in relation to the authorised use of the development.

12. Before the extension is occupied details of cycle and scooter parking shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained thereafter.

Reason: To ensure adequate provision of cycle and scooter parking.

13. Before the first occupation of the development hereby permitted, a Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include initiatives and targets for reduced car use by School users together with a mechanism for monitoring and review.

Reason: To increase awareness and use of alternative modes of transport for school journeys.

14. Prior to occupation of the extension details of additional planting and ecological enhancements within the site together with a programme for implementation, maintenance and re-instatement of the construction compound on completion of construction shall be approved in writing by the Local Planning Authority and the planting, ecological enhancements and re-instatement shall be carried out in accordance with the approved details.

Reason: To ensure the conservation of the character and appearance of the National Park.

15. Prior to construction of the extension above ground level, samples of the materials to be used on the external surfaces of the approved extension shall be approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved details.

Reason: To ensure the appropriate appearance of the development in the area

16. The temporary classroom accommodation approved as part of this permission shall be removed from the site and the land made good within 3 months of the occupation of the approved extension or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure temporary accommodation is removed from site after construction.

(The meeting ended at 12.06 pm)

CHAIR