

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes on 22 June 2016.

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

13 MINUTES OF THE MEETING HELD ON 18 MAY 2016

13.1 RESOLVED to approve as a correct record the minutes of the meeting held on 18 May 2016.

14 APOLOGIES FOR ABSENCE

14.1 Apologies for absence were received from Councillors Buchanan and Field.

14.2 It was noted that Councillor Galley had given apologies at the previous meeting, and so would not participate in the consideration of item 6.

15 DISCLOSURES OF INTERESTS

15.1 Councillor Taylor declared a personal interest in Item 6 in that he is a Member of Eastbourne Borough Council, a member authority of the Joint Waste Partnership, but he did not consider this to be prejudicial.

15.2 Councillor Wallis declared personal interests in Item 6 in that: he is the Portfolio Holder for Waste at Eastbourne Borough Council; and that he is employed by TR Fastening which is located on the Bellbrook Industrial Estate. He did not consider these to be prejudicial.

16 REPORTS

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

17 TRO - PROPOSED WAITING RESTRICTIONS ASSOCIATED WITH THE EXTENSION OF RINGMER PRIMARY SCHOOL, HARRISONS LANE, RINGMER

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

17.2 Members have considered the report and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

17.3 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 draft Order be made as advertised.

18 TRO - 20MPH SPEED LIMIT SCHEME, OLD MALLING, LEWES

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

18.2 Members have considered the report and agree with the conclusion and reasons for recommendation as set out in paragraph 3 of the report.

18.3 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 draft Order be made as advertised.

19 CONTINUED USE OF SITE AS A WASTE TRANSFER STATION AND MATERIALS RECOVERY FACILITY, INCLUDING ERECTION OF NEW BUILDING TO ACCOMMODATE RECYCLING PLANT AND EQUIPMENT, TOGETHER WITH ANCILLARY DEVELOPMENT. 19 BRAMBLESIDE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QQ - WD/768/CM

19.1 The Committee, with Councillor Galley abstaining from taking part, considered a report by the Director of Communities, Economy and Transport. The Chair referred to the additional submission made by the Applicant's agent following the deferral at the previous meeting.

19.2 Councillor Wallis proposed that conditional permission be granted, and conditions were circulated. The motion to grant planning permission, subject to conditions, was moved, seconded, voted on and agreed.

19.3 Councillor Wallis set out the reasons for approval during his proposal of the motion, and it was further agreed that the formal reasons for approval be delegated to officers in consultation with the Chair, along the lines of:

- No objections from the statutory bodies;
- The amendment to the application to address the requirements of the Highway Authority and the positive working relationship between the parties;
- The application is on a site that is safeguarded for existing waste management uses under Policy WMP6;
- The proposed development accords with waste management policies in the Waste and Minerals Plan, the emerging Sites Plan and Saved Policy BS3 of the Wealden Local Plan; and
- The application's purpose to manage the throughput of waste more efficiently through the provision of new equipment that would maximise the recovery of recyclates and the increase in the operational capacity of the site, which accord with Policy WMP22; and
- The proposed increase in employment.

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

1. The development hereby permitted shall be for a temporary period only expiring on 31 December 2023. On or before this date the use shall cease and the paper card reception building, the materials recovery building and the covered conveyor shall be demolished and/or removed from the site and the land restored to its former condition in accordance with a scheme which shall have first been submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: The proposed development is appropriate for a temporary period only in order not to prejudice the reinstatement of the Lewes to Uckfield Railway Line, in accordance with Saved Policy TR17 of the Wealden Local Plan 1998.

2. The development hereby permitted shall be carried out in accordance with the drawings listed in the Schedule of Approved Plans.

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

3. The proposed materials recovery building and covered conveyor shall not be constructed unless and until details of the measures to protect the trees on the eastern and southern boundaries of the site have been submitted to the Director of Communities, Economy and Transport and approved in writing. If as a result of further site investigations it can be demonstrated that some or all of the trees along these boundaries cannot be retained or will be likely to be damaged by the development such that their removal would be required the applicant shall submit details on how the site would be screened from the adjacent premises to the east. The approved details shall be carried out in full, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

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

4. The surface water management proposals formulated for the detailed design stage shall be supported by a surface water drainage drawing showing how the development can achieve a 'like for like' discharge rate between the existing and proposed scenarios up to and including the 1 in 100 (plus an allowance for climate change) rainfall event. The drawing should be supported by detailed hydraulic calculations.

Reason: To reduce the risk of flooding, in accordance with Policy WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. The new access arrangements shall be in the positions shown on the approved plan No. 005.4 and laid out and constructed in accordance with details first agreed with the Director of Communities, Economy and Transport and all works shall be carried out in accordance with the approved details prior to the commencement of the use of the materials recovery building hereby permitted.

Reason: In the interests of highway safety, in accordance with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

6. The materials recovery building hereby permitted shall not be occupied until parking areas have been provided in accordance with the approved plan No. 004.9 or other details which 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.

Reason: To ensure there are adequate car parking arrangements at the site, in accordance with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

7. The development shall not be operational until the internal layout markings have been provided in accordance with the approved plan No. 004.9 or other details which have been submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity and safety of persons using the site in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

8. Construction of the materials recovery building and covered conveyor shall not take place until details of the materials and colour of the buildings have 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 details.

Reason: To secure an appropriate development at the site in accordance with Policies WMP23 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Policy Saved EN27 of the Wealden Local Plan 1998.

9. No machinery or equipment shall be installed or operated outside of any building except with the prior written approval of the Director of Communities, Economy and Transport.

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

10. No works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to the smallest amount possible has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and should demonstrate that maximum use is being made of these materials. If such reuse is not practicable, then details shall be given of the extent to which waste material will be disposed of for reuse, recycling, composting or other method of disposal. All waste materials from the demolition and construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

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 Plan 2013.

11. No activities shall take place at the site other than between the hours of 06.00 and 20.00 Mondays to Saturdays inclusive (except Bank and Public Holidays) and not at any other times unless with the prior written approval of the Director of Communities, Economy and Transport.

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

12. The rating level of noise from the operation of the site shall remain below the background noise level at all times, as determined at 49 Forge Rise to the east of the site and Owlsbury Cottages in Horsted Pond Lane to the south-west of the site and in accordance with BS 4142:2014.

Reason: In the interests of safeguarding amenity, in accordance with Policy WMP25 of the east Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

13. All construction and operational activities shall be undertaken in accordance with the mitigation measures set out at paragraph 8.1 of the Air Quality Assessment report, dated October 2015 and submitted as part of the planning application.

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

14. Before occupation of the new materials recovery building, details of upgraded, on-site cycle parking facilities shall be submitted to and approved in writing by the Director of Communities, Economy and Transport and the facilities shall be implemented in accordance with the approved details.

Reason: To secure appropriate cycle parking facilities at the site in accordance with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

INFORMATIVES

1. The proposal may require a new Environmental Permit or a variation to the current Environmental Permit for certain activities. Therefore, the applicant should contact the Environment Agency to establish whether any changes are required.

Schedule of Approved Plans:

Existing Site Plan 002.3, Site Context Plan 001.3, Sorting MRF Indicative Elevations 008, dated November 2015, Sorting MRF Indicative Layout 006 Rev 1, Proposed Site Layout 004.9, Indicative Car Park Arrangement 005.4, Swept Path Analysis 007, Site Survey 10th March 2016 008, dated March 2016, Tree Constraints Plan (x2) 160422-1.1-BBIE-TCP-MM

20 INSTALLATION OF A TEMPORARY SINGLE MOBILE CLASSROOM AND RAMP TO BE LOCATED TO THE SOUTH WEST OF THE MAIN SCHOOL BUILDING. PARK MEAD PRIMARY SCHOOL, MICHELHAM PRIORY ROAD, UPPER DICKER, BN27 3QP - WD/3312/CC

20.1 The Committee considered a report by the Director of Communities, Economy and Transport. The Chair reported that Councillor Bennett, the Local Member, had not received any objections to the proposal.

20.2 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.

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

1. The mobile classroom unit hereby permitted shall by 31 August 2021 be removed and the land restored to its former physical state of a grassed field or as agreed in accordance with a scheme submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: The nature of the development is considered appropriate for a temporary period only.

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 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, the proposed access to the site 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 the 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 TR3 and EN27 of the Wealden Local Plan 1998.

4. Within 3 months of the 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 targets. This will need to recommend realistic proposals for providing for and improving non-car modes of travel, through walking, cycling and public transport and assess the residual impact of the development on the surrounding highway network with ameliorative measures as necessary. The updated Travel Plan thereafter shall be implemented in full.

Reason: To increase awareness and use of alternative modes of transport for school journeys in accordance with Saved Policy TR3 of the Wealden Local Plan 1998.

5. The development shall not be occupied until cycle and scooter parking areas have been provided in accordance with details to be 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 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 Policy TR3 of the Wealden Local Plan 1998.

6. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment shall be provided within the site and used by any vehicle carrying mud or any dirt on its wheels or body work.

Reason: In the interests of highway safety and the amenity of the locality, in accordance with Saved Policies TR3 and EN27 of the Wealden Local Plan 1998.

7. Any trees, shrubs or hedges located within the School site are to be protected during the installation and removal of the temporary single mobile classroom and any potential impact should be mitigated in accordance with BS5837: 2012, Trees in Relation to Design, Demolition and Construction. Any trees, shrubs or hedges within the School site that are removed uprooted or destroyed or which become seriously damaged or diseased or die from the installation or removal of the development shall be replaced in the next planting season with others of similar size and species, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: In the interests of protecting the on-site vegetation and of visual amenity, in accordance with Saved Policy EN27 of the Wealden Local Plan 1998.

8. No artificial external lighting, including floodlighting, shall be installed or used in relation to the use of the single mobile classroom other than that in accordance with the approved plans, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: To prevent disturbance to the known bat roost within the main school building and to protect the amenity of the locality in accordance with Policy WCS12 of the Wealden District Core Strategy Local Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

Schedule of Approved Plans

0001-B - Proposed Site & Block Plans, 0002-B - Proposed Floor, Location Plans and Elevations, Design and Access Statement dated April 2016

21 EXTENSION OF TIME TO COMPLETE LEGAL AGREEMENT FOR - CHANGE OF USE OF LAND TO ALLOW CONSTRUCTION AND OPERATION OF A WASTEWATER PUMPING STATION WITH NEW LAYBY OFF FOURTEEN ACRE LANE AND A WASTEWATER TREATMENT WORKS WITH NEW VEHICULAR ACCESS FROM BUTCHER'S LANE, TOGETHER WITH ANCILLARY FENCING AND LANDSCAPING. LAND TO SOUTH OF BUTCHER'S LANE AND TO WEST OF SAILORS STREAM AND LAND TO NORTH EAST OF JUNCTION OF FOURTEEN ACRE LANE AND BUTCHER'S LANE IN THREE OAKS - RR/741/CM

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

21.2 A motion to agree the recommendation and to extend the deadline to 22 September 2016 was proposed, seconded, voted on and agreed.

21.3 Members have considered the report, and agree with the conclusion and reasons for recommendation with an extension of the deadline, as set out in paragraph 2 of the report.

21.4 RESOLVED to (1) amend the resolution in respect of application RR/741/CM to allow a further extension of time for the completion of the Legal Agreement;
(2) authorise the Director of Communities, Economy and Transport to grant planning permission upon completion of the Legal Agreement in (1) above subject to conditions along the lines of those agreed at the meeting of the Planning Committee on 14 October 2015; and
(3) agree that if the Legal Agreement is not completed by 22 September 2016 the application will be referred back to the Committee for consideration.

The meeting ended at 11.15 am.