

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at Council Chamber, County Hall, Lewes on 16 February 2022.

PRESENT Councillors Tom Liddiard (Chair), Barry Taylor (Vice Chair), Abul Azad, Kathryn Field, Eleanor Kirby-Green, Pat Rodohan and Trevor Webb

ALSO PRESENT Councillor Geary

20. MINUTES OF THE MEETING HELD ON 19 JANUARY 2022

20.1 The Committee approved as a correct record the minutes of the meeting held on 19 January 2022.

21. APOLOGIES FOR ABSENCE

21.1 There were no apologies for absence.

22. DISCLOSURES OF INTERESTS

22.1 There were no disclosures of interests.

23. URGENT ITEMS

23.1 There were no urgent items.

24. REPORTS

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

25. NEW HOSPITALITY SUITE WITHIN THE EXISTING WINERY AND THE CREATION OF A NEW ALFRESCO AREA WITH ASSOCIATED LANDSCAPING. RIDGEVIEW WINE ESTATE, FRAGBARROW LANE, DITCHLING COMMON, BN6 8TP (CROSS BORDER APPLICATION) - ESCC/2020/002/CB

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

25.2 Mr Henden, a local resident spoke to highlight highways issues relating to the application.

25.3 Tamara Roberts, CEO of Ridgeview spoke in support of the proposal and officer's recommendation.

25.4 An amendment to Condition 5 was proposed and seconded in connection with signage for the passing places on Fragbarrow Lane.

25.5 Members have considered the report and comments of the public speakers together with the proposed amendment to Condition 5 and agree with the officer's conclusion and reason for recommendation set out in paragraph 8 of the report.

25.6 The Committee unanimously RESOLVED to grant planning permission, subject to the following conditions including amendment to Condition 5:

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 drawings and documents 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 commence until details of improvements to the access and the specification for the construction of the access, which shall include details of the improved junction radii, have been submitted to and approved in writing by the Director of Communities, Economy and Transport and the use hereby permitted shall not commence until the construction of the access has been completed in accordance with the agreed improvements and specification.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

4. The use hereby permitted shall not commence until a turning space for heavy goods vehicles has been provided and constructed in accordance with the approved Vehicle Tracking drawing no. 10910/1170 Rev P6 in the Transport Statement, dated June 2021, by GTA Civils and Transport and the turning space shall thereafter be retained for that use and shall not be obstructed.

Reason: in the interests of safety for both pedestrians and drivers of vehicles within the Wine Estate.

5. The use hereby permitted shall not commence until details of (i) works to repair the speed humps and (ii) signage identifying on-coming passing bays along the Fragbarrow Lane access, including a timetable for implementation, have been submitted to and approved in writing with the Director of Communities, Economy and Transport. The approved details shall be carried out in full.

Reason: In the interests of the amenity and safety of nearby residents and other users of the access.

6. The development shall not be occupied until additional parking spaces have been provided in accordance with 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 and shall not be used other than for the parking of motor vehicles, unless otherwise agreed in writing with the Director.

Reason: In the interests of the safety of persons using the site.

7. The development shall not be occupied until cycle parking areas have been provided in accordance with 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 and shall not be used other than for the parking of cycles.

Reason: In the interests of the safety of persons using the site and to demonstrate that the site is accessible by non-car modes of transport and to contribute to meeting the objectives of sustainable development.

8. The development shall not be occupied until details of a parking booking scheme and a scheme for the provision of a minibus service have been submitted to and approved in writing with the Director of Communities, Economy and Transport and the approved schemes shall thereafter be implemented and maintained.

Reason: In order that the development is accessible by non-car modes of transport and to contribute to meeting the objectives of sustainable development.

INFORMATIVES

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these Acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.
2. The applicant should consider removing the signage at the access which refers to the prohibition of cycling along it.

Schedule of Approved Plans

Travel Plan Statement, ref. 10910B, January 2021, GTA Civils & Transport, LXA-1502-001 D - Site Location Plan, LXA-1502-002-C - Site Block Plan, Vehicle Tracking - 10910/1170 Rev P6, Transport Statement dated June 2021, Transport Statement Addendum, ref. 10910, October 2021, GTA Civils & Transport

26. TRAFFIC REGULATION ORDER - EASTBOURNE BOROUGH PARKING REVIEW

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

26.2 Councillor Barry Taylor as the local member spoke in support of the officer's recommendation in respect of Site 2 – Duke's Drive, Wellcombe Crescent and Upper Duke's Drive.

26.3 The Committee has considered the officer's report and the comments of the local Members and agree with the conclusions and reasons for recommendations as set out in paragraph 3 of the report.

26.4 The Committee unanimously RESOLVED to (1) uphold the objections to the draft Order as set out in Appendix 1 of this report:
(2) Not uphold the objections to the draft Order as set out in Appendix 2 of this report: and
(3) Recommend to the Director of Communities, Economy and Transport that the Traffic Regulation Order be made in part.

26.5 The Committee expressed their thanks to Michael Blaney for his work with the Committee over several years.

The meeting ended at 11.21 am.