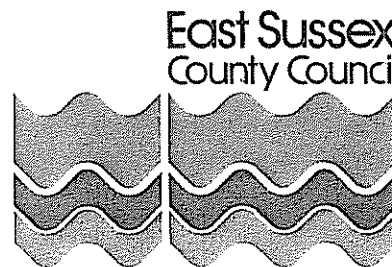


Transport and Environment

Robert E Wilkins
MSc CEng TAICE MIMIM MIMT
Director

County Hall
St Anne's Crescent
Lewes
East Sussex BN7 1UE
Telephone (01273) 481000
Minicom (01273) 482257
Fax (01273) 479536
E-mail: transenv@eastsussexcc.gov.uk



MR P LEWIS
HEAD OF PLANNING
HASTINGS BOROUGH COUNCIL
CENTURY HOUSE, 100 MENZIES ROAD
ST LEONARDS ON SEA TN38 9BB
F.A.O. MR R SMITH

date
27.9.02

when responding please contact our ref

Miss A Parks
Lewes (01273) 481846
Direct Fax (01273) 479040

HS/2123/CC
AR/AP

your ref
HS/CC/02/535

Dear Mr Lewis

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

HS/2123/CC – Single storey drama studio to the west of existing gym/hall. Helenswood Upper School, Cleeve, The Ridge, Hastings (within land edged red on applicants plan no. 1634/P104b).

Under the powers delegated to me by the County Council on 18 May 1999, I have issued a Written Notice dated 27.9.02 authorising the carrying out of the above development pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992. Planning Permission is now granted. A copy of the Written Notice is attached hereto.

Therefore, in accordance with Regulation 3 would you please accept this letter in conjunction with the plans shown below as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

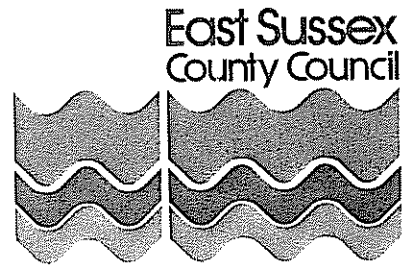
Approved Plans:-

1634/P104b	1634/P106a	1634/P109a	1634/P105a
1634/P108a	1634/P107a		

Yours sincerely

for Director of Transport and Environment

Copies to: Highway Authority - f.a.o. B Stokes
Director of Education - f.a.o. A Seaton
K Wood – Central Services, Hastings Borough Council
Sean MacMillan – Agent



TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

Written Notice Pursuant to Regulation 6 (1) of the 1992 Regulations of development authorised by the Director of Transport and Environment.

To :- East Sussex County Council
And Helenswood School
c/o Sean MacMillan
Axiom Architects
Southerham House
Southerham
Lewes
BN8 6JN

County Ref. No. HS/2123/CC
Borough Ref. No. HS/CC/02/535

TAKE NOTICE that under the powers delegated to me by the County Council meeting held on 18 May 1999 I have authorised the development described in Schedule 1 hereto, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in Schedule 2 hereto.

SCHEDULE 1

HS/2123/CC – Single storey drama studio to the west of existing gym/hall. Helenswood Upper School, Cleeve, The Ridge, Hastings (within land edged red on applicants plan no. 1634/P104b).

SCHEDULE 2

1. The development hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Development shall not commence until details and samples of the materials to be used externally in the development have been submitted to and approved in writing by the Director of Transport and Environment. Thereafter only the approved materials shall be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development hereby approved and to comply with policy DG1 of the Hastings Local Plan Deposit Draft (October 1999).

3. No development shall take place until there has been submitted to and approved in writing by the County Planning Authority a scheme of landscaping, which shall include the location and details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection while development is being carried out and shall include the following matters:-

- a) Implementation programme

Soft Landscaping

- b) Trees, shrubs, hedges or other planting indicating the position of trunks or stems, the spread (shown to scale) and the species;
- c) Written specifications (including cultivation and other operations associates with plant and grass establishment)
- d) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Hard Landscaping

- e) footways, steps, slopes, grassed and paved areas;
- f) earthworks, embankments, walls and bunds.

Reason: To ensure the adequate protection of trees on the site and a satisfactory appearance to the development hereby approved and to comply with policy DG1 of the Hastings Local Plan Deposit Draft (October 1999).

4. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To ensure the adequate protection of trees on the site and a satisfactory appearance to the development hereby approved and to comply with policy DG1 of the Hastings Local Plan Deposit Draft (October 1999).

5. No development shall take place until there has been submitted to and approved in writing by the Director of Transport and Environment a scheme of minimization, re-use and recycling of waste material generated during the construction of the development hereby approved. This statement should include site specific and detailed information concerning the ways in which:
- i. The development maximises the re-use of existing buildings and new buildings are designed and constructed so as to maximise the life span of the development; and
 - ii. The development incorporates construction practices that minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where practicable; and
 - iii. Waste material generated by the proposal is minimised and re-used or recycled where appropriate on site (for example in landscaping proposals) or removed from the site to facilities which can re-use or recycle the materials; and
 - iv. Where appropriate, the development includes the provision of temporary facilities on or adjacent to the site during the demolition and/or construction phase to sort the waste produced in order to minimise the amount of waste that will need to be removed from the site for final treatment or disposal

Reason: In the interests of encouraging a sustainable approach to construction waste and to comply with Structure Plan Policy W10 and policy WLP11 of the Second Deposit Waste Local Plan (April 2002).

6. The concrete steps attached to the west elevation of the main school building and located to the east of the development hereby approved shall be removed and the area hard paved or hard surfaced no later than the date 6 months following the first use of the development hereby approved. These works shall be carried out to the written satisfaction of the Director of Transport and Environment.

Reason: To ensure adequate access around the building for pedestrians and to comply with policies EN1 of the East Sussex Brighton & Hove Structure Plan 1991-2011 and DG1 of the Hastings Local Plan Deposit Draft (October 1999).

APPROVED PLANS


1634/P104b	1634/P106a	1634/P109a	1634/P105a
1634/P108a	1634/P107a		

The policies relevant to this Decision are:-

East Sussex Brighton & Hove Structure Plan 1991-2011 : Policies S1 - Sustainability, EN1 - The Environment (General) and W10 – Construction Industry Waste.

East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002): Policy WLP11 – Reduction, re-use and recycling during demolition and design, and construction of new developments.

Hastings Local Plan Deposit Draft (October 1999) including Pre-Inquiry Changes (October 2001): Policies: DG1 - Development Form.

Signed 
(Director of Transport and Environment)
Date 27 September 2002

Copies to: Highway Authority - f.a.o. B Stokes
Director of Education - f.a.o. A Seaton
Mr Smith – Hastings Borough Council
K Wood – Hastings Borough Council

Sept184-DNhs2123CC-S