

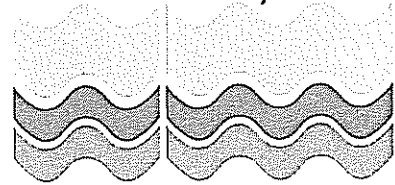
Transport and Environment

Robert E Wilkins  
Director

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St Anne's Crescent  
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East Sussex  
County Council



Paul Lewis  
Head of Planning  
Hastings Borough Council  
Century House, 100 Menzies Road  
ST LEONARDS ON SEA TN38 9BB  
f.a.o. Mr N Collins

date  
12.5.04

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

our ref  
HS/2284/CC  
AR/AP

your ref  
HS/CC/04/239

Dear Mr Lewis

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992  
APPLICATION NO. HS/2284/CC – CONSTRUCTION OF ALL WEATHER GAMES  
SURFACE WITH SURROUNDING 2.75M FENCING FOR SCHOOL AND COMMUNITY  
USE. LITTLE RIDGE C P SCHOOL, LITTLE RIDGE AVENUE, ST LEONARDS ON  
SEA (WITHIN LAND EDGED RED ON APPLICANTS PLAN NO. 1)**

At their meeting on 12 May 2004 the Planning & Highways Sub-Committee of the Regulatory Committee on behalf of the County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 to grant planning permission for the development referred to above, and a copy of the Decision Notice is attached.

Therefore, in accordance with Regulation 2 would you please accept this letter, in conjunction with the Plan(s) shown below, as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

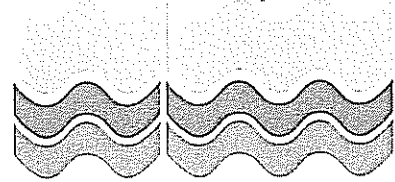
Approved Plans:- 1  
Detail of perimeter fencing Scaled Diagram 1:50  
03-014/D/1 Rev. B

Yours sincerely

Director of Transport and Environment

Copies to: Highway Authority - f.a.o. ~~B Stokes~~ M. Amis  
Director of Education & Libraries - f.a.o. D Sanders  
T Brown – Corporate Resources – Property  
K Wood – Central Services, Hastings Borough Council  
Clare Jones - Agent





**EAST SUSSEX COUNTY COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995**

**REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL  
REGULATIONS 1992**

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To :- East Sussex County Council  
c/o Clare Jones  
Education Office  
Tower Building  
Lower South Road  
St Leonards on Sea

County Ref. No. HS/2284/CC  
Borough Ref. No. HS/CC/04/239

In pursuance of their powers under the above-mentioned Act, Order and Regulations, the Council as the local planning authority hereby GRANT PLANNING PERMISSION for construction of all weather games surface with surrounding 2.75m fencing for school and community use. Little Ridge C P School, Little Ridge Avenue, St Leonards on Sea (within land edged red on applicants plan no. 1) in accordance with your application received by the Director of Transport and Environment of East Sussex County Council on 10 March 2004 and the plans and particulars submitted in connection therewith and listed below, and subject also to due compliance with the condition(s) specified hereunder:-

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

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

2. Development shall not commence until details of the construction access, hours of work, times and routes for the movement of construction traffic, which shall avoid conflict with the school use and a scheme for the restoration of land affected by the works have been submitted to and approved in writing by the Director of Transport and Environment. The details and scheme thereby approved shall be implemented in full and in accordance with the approved timetables.

Reason: To ensure the satisfactory control of the development and to comply with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011

3. Development shall not commence until a detailed drawing to a scale of 1:250 of the land on which the materials excavated in the course of the carrying out

the development will be deposited as indicated on drawing number 03-014/D/1 has been submitted to and approved in writing by the Director of Transport and Environment. The drawing shall show the following:

- the arrangement of the contours at 1m intervals
- cross sections showing the existing and proposed finished levels of the land with no allowance for any settlement.

Reason: To enable the Local Planning Authority to regulate and control the development in the interests of the amenity of the area and to comply with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

4. Material resulting from excavations associated with the development shall not be deposited on the site other than in the area identified on drawing number 03-014/D/1 and approved in accordance with the details shown on the drawing detailed in condition 3 above.

Reason: In the interests of the amenity of adjoining residents and Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011

5. Within two months of the commencement of development a scheme for the seeding and maintenance of the tipping area identified on drawing number 03-014/D/1, including a timetable for the carrying out of the work, shall be submitted to and approved in writing by the Director of Transport and Environment. The approved scheme shall be implemented in full in accordance with the approved timetable.

Reason: To ensure the proper restoration of the site in compliance with policy EN1 of the East Sussex and Brighton and Hove Structure Plan 1991-2011.

6. The development hereby permitted shall not be used other than between the hours of 08.00 to 20.00 on Monday to Friday inclusive and the hours of 09.00 to 13.00 on Saturdays and at no time on Sundays, Public and Bank Holidays unless the use is by or in association with the school.

Reason: In the interests of the amenity of adjoining residents and to comply with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

7. There shall be no artificial illumination of the site

Reason: In the interests of the amenity of adjoining residents and to comply with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

## APPROVED PLANS

1

Detail of perimeter fencing Scaled Diagram 1:50  
03-014/D/1 Rev. B

### **INFORMATIVE:**

Notwithstanding the difficulties involved the planning authority would wish to see improvement in the drainage of the remaining playing field to permit full use of the area.

### The Development Plan policies of relevance to this decision are:-

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policy EN1, S1, W10  
Hastings Local Plan Adopted 14 April 2004: Policy SP1.

### Reasons for Approval

This development is considered to be in accordance with Policy SP1 of the Hastings Local Plan (Adopted 14 April 2004) and Policies S1, W10 and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011. Conditions attached to the permission will secure the protection of local residential amenity. The proposal is therefore recommended for approval subject to conditions.

All enquiries should be addressed to Signed  .....  
(Director of Transport and Environment)

The Director of Transport and Environment  
Transport and Environment Department,  
County Hall, St Anne's Crescent  
Lewes, East Sussex BN7 1UE

Date 12.5.04

Copies to : Highway Authority - f.a.o. M Amies  
Director of Education & Libraries - f.a.o. D Sanders  
T Brown – Corporate Resources – Property  
Mr N Collins – Hastings Borough Council  
K Wood, Central Services - Hastings Borough Council

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