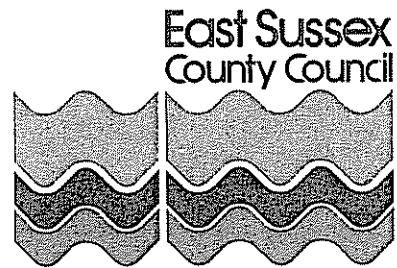


Transport and Environment

Robert E Wilkins
Director

County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

Tel: 01273 481000
Fax: 01273 479536
www.eastsussex.gov.uk



Frank Rallings
Head of Planning
Rother District Council
Town Hall
BEXHILL TN39 3JX
f.a.o. Mr M Cathcart

date
30-3-2005

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

our ref
RR/2376/CC
AR/AP

your ref
RR/2005/381

Dear Mr Rallings

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: RR/2376/CC - Proposed phased extensions to form 2 classrooms, staffroom and a special education needs room with relocated play ground and associated landscaping works. Sedlescombe CE School, Gammons Way, Brede Lane, Sedlescombe (within land edged red on applicants plan no. 8266/100 Revision B).

At their meeting on 23 March 2005 the Planning & Highways Sub Committee of the Regulatory Committee on behalf of the County Council resolved to grant permission for the above mentioned application subject to conditions set out on the attached Decision Notice.

Would you please accept this letter in conjunction with the Plan(s) listed below, as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

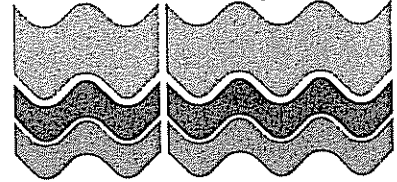
| | | |
|-----------------------------|---|---------------------|
| Approved Plan(s) numbered : | 8266/100 Revision B | 8266/104 Revision B |
| | 8266/101 Revision J | 8266/102 Revision B |
| | Elevations Plan dated April 2004 – validated 1.2.05 | |
| | 8266/105 Revision C | 8266/110 Revision C |
| | 8266/20 | |

Yours sincerely


for Director of Transport and Environment

Copies to: Highway Authority - f.a.o. M Amies
D Sanders – education & Libraries Dept
T Brown – Corporate Resources Dept
Mackellar Schwerdt Partnership – f.a.o. S George - Agents





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**

To :- East Sussex County Council County Ref. No. RR/2376/CC
c/o Mackellar Schwerdt Partnership District Ref. No. RR/2005/381
St Andrew's Lane
Lewes
BN7 1UW
f.a.o. S George

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 proposed phased extensions to form 2 classrooms, staffroom and a special education needs room with relocated play ground and associated landscaping works. Sedlescombe CE School, Gammons Way, Brede Lane, Sedlescombe (within land edged red on applicants plan no. 8266/100 Revision B) in accordance with your application validated by the Director of Transport and Environment of East Sussex County Council on 1 February 2005 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 commenced no later than five years from the date of this consent.

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been provided on site for the approval in writing by the Director of Transport and Environment.

Reason: To provide for the proper integration of the development into the site and to comply with Policies EN1, EN6 and EN9 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, and Policy GD1 and Policy CF1 of the Rother District Local Plan Revised Deposit November 2003.

3. No development shall commence until details of the proposed means of surface water drainage have been submitted to and approved in writing by the Director of Transport and Environment. Thereafter the scheme shall be implemented in full in accordance with the approved details.

Reason: To control and regulate the development and to comply with Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

4. Any trees, shrubs, hedges or plants which within a period of 5 years from the completion of the development die, are removed, uprooted or destroyed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To ensure for the proper integration of the development into the site and to comply with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy DS1 of the Rother District Local Plan Revised Deposit November 2003.

5. No development shall take place until wheel washing facilities have been installed on the site in accordance with details submitted to and approved in writing by the Director of Transport and Environment. The facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dust or other debris on its wheels before leaving the site. No vehicle shall leave the site carrying mud, dust or debris.

Reason: In the interests of the amenity of the locality, to enable the County Planning Authority to control and regulate the development and to comply with Policies EN1 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

6. No development shall take place until a tree survey/arboricultural report has been submitted to, and approved in writing by the Director of Transport and Environment to confirm the precise nature and scope of works to the trees adjacent to the southern boundary, together with tree protection arrangements, necessary to accommodate the temporary construction access. The works shall be implemented in full and the tree protection arrangements remain in place for the duration of the works.

Reason: In the interests of the amenity of the locality, to protect the trees to the southern boundary, and to comply with Policies EN1 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

7. No development shall take place until details of the storage of the cut material from the contractors access and an associated restoration scheme, which shall include details of sub-soil and top-soil finishes including depths, cultivation, seeding and other ground and surface preparation works and programme for the works has been submitted to and approved in writing by the Director of Transport and Environment. The approved restoration scheme shall be carried out in full in accordance with the approved details within the next planting season from the date on which the development is completed.

Reason: In the interests of the amenity of the locality, to enable the County Planning Authority to control and regulate the development and to comply with Policies EN1 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

8. The works hereby approved shall be undertaken in accordance with the Waste Management Statement submitted as part of the planning application, received 17 January 2005 and validated 1 February 2005, unless otherwise agreed to in writing by the Director of Transport and Environment.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy WLP11 of the Waste Local Plan Second Deposit November 2003.

9. Working hours during construction are from 08:00 to 18:00 Mondays to Fridays. Vehicles shall not enter or leave the site between the hours of 08:00 and 09:00 or 15:00 and 16:00 Mondays to Fridays and not at any time on Saturdays, Sundays, Bank and Public Holidays, except with the prior written consent of the Director of Transport and Environment.

Reason: In the interests of the amenity of the locality and staff/pupil safety and to comply with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

APPROVED PLANS

8266/100 Revision B
8266/104 Revision B
8266/101 Revision J
8266/102 Revision B
Elevations Plan dated April 2004 – validated 1.2.05
8266/105 Revision C
8266/110 Revision C
8266/20

The Development Plan policies of relevance to this decision are:

East Sussex and Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); EN1 (environment); EN2 (AONB); TR3 (accessibility); W10 (waste).

East Sussex and Brighton & Hove Waste Local Plan second deposit (April 2002) : WLP11 (reduce, reuse, recycle).

Rother District Local Plan Revised Deposit November 2003 : GD1 (new development); DS1 (development principles); DS3 (development boundaries); CF1 (community facilities).

Reasons for Approval

The proposed development is considered to be acceptable in terms of siting and design, temporary access, landscaping and waste minimisation subject to conditions. It is therefore considered to be in accordance with East Sussex and Brighton & Hove Structure Plan 1991- 2011 Policies S1, EN1, EN2, TR3, and W10,

and Waste Local Plan Second Deposit Draft April 2002 Policy WLP11. It is also in accordance with Rother District Local Plan Revised Deposit November 2003 Policies GD1, DS1, DS3 and CF1.

All enquiries should be addressed to Signed
for (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 30.3.2005

Copies to : Highway Authority - f.a.o. M Amis
Director of Children's Services, Education & Libraries - f.a.o. D Sanders
T Brown – CRD
Mr M Cathcart – Rother District Council

mar469-DNRR2376-S-sec