

## REGULATORY COMMITTEE

### PLANNING AND HIGHWAYS SUB-COMMITTEE

MINUTES of a meeting of the Planning and Highways Sub-Committee held at Pelham House, Lewes on 11 December 2002

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194. PRESENT - Councillor Dyason (Chairman)  
Councillors Ellis, Gadd (Vice-Chairman), Garvican,  
Mrs Hopkinson, Neighbour and Scott

195. APOLOGIES

- 195.1 Apologies were received from Councillor Ellis.

196. MINUTES

- 196.1 RESOLVED – to approve the minutes of the previous meeting as a correct record.

197. DISCLOSURE

197.1 Councillor Gadd declared an interest in agenda item 7a and spoke as a local member and Governor of Little Common School. He considered the interest to be prejudicial under the Code of Conduct and abstained from voting.

198. REPORTS

- 198.1 The Sub-Committee considered reports on the matters dealt with in minute numbers 199 - 205 below (copies in the minute book).

199. USE OF LAND AS A SKIP BUSINESS TO INCLUDE SORTING OF WASTE MATERIALS AND LIMITED STORAGE. ASHDOWN WORKS, HARTFIELD ROAD, FOREST ROW - WD/364/CM

- 199.1 Councillor Whetstone spoke as local member.

199.2 The Sub-Committee considered a report by the Director of Transport and Environment.

- 199.3 RESOLVED - to grant planning permission subject to the following conditions:

1. The development hereby permitted shall commence 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. The permission shall not be implemented if the use permitted by planning permission WD/328/CM has commenced and after commencement the use hereby permitted shall cease if the use permitted by permission WD/328/CM is subsequently implemented.

Reason: To prevent use of the site under both permissions.

3. No skips or vehicles shall be brought onto or removed from the site or shall manoeuvre thereon, except between 0800 hours and 1800 hours on Mondays to Fridays, or between 0800 hours and 1300 hours on Saturdays. No waste shall be sorted, treated or processed on the site, except between 0800 hours and 1700 hours on Mondays to Fridays or between 0800 hours and 1200 hours on Saturdays. No operations shall take place on the site on Sundays, Public or Bank Holidays.

Reason: In the interests of the amenity of occupiers of nearby residential properties.

4. No hedges, trees or shrubs on the site shall be felled, topped, lopped, uprooted or otherwise damaged or destroyed other than in accordance with a scheme of landscaping required by condition 17.

Reason: In the interests of the amenity of the locality.

5. There shall be no leakage of oils, fuel or any other potential pollutant either within or from the site.

Reason: To minimize the risk of pollution to watercourses.

6. No plant, machinery or vehicles shall be used on the site unless fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications.

Reason: In the interests of the amenity of occupiers of nearby residential properties and the locality.

7. Between the hours of 0800 and 1800 on Mondays to Fridays and 0800 and 1300 on Saturdays, the level of noise emitted as a result of any activity or operation at the site shall not exceed 45dB on the LAeq 1 hour index when measured in any of the locations A, C and D identified in Figure 1 in the Report of Noise Predictions and Assessment by David Trevor-Jones Associates dated 13 November 2001.

Reason: In the interests of the amenity of occupiers of nearby residential properties and the locality.

8. Between the hours of 0800 and 1800 on Mondays to Fridays and 0800 and 1300 on Saturdays, the level of noise emitted as a result of any activity or operation at the site shall not exceed 50dB on the LAeq 1 hour index when measured at location B1 identified in Figure 1 in the Report of Noise Predictions and Assessment by David Trevor-Jones Associates dated 13 November 2001.

Reason: In the interests of the amenity of occupiers of nearby residential properties and the locality.

9. No development shall take place and the use shall not commence until a noise attenuation scheme which shall include the following:

- i) a description of the generation plant and equipment which will be used and manufacturers specification
- ii) details of the siting of plant and machinery
- iii) levels of noise emitted from all plant and machinery

- iv) details of the design, materials and their acoustic attenuation properties, specification of works to be carried out or other measures to be taken for the reduction or mitigation of noise
- v) details of the character of the noise or vibration from all plant and machinery which may attract attention such as a distinguishable or discrete noise or one which has a continuous note or impulses
- vi) details of the times and duration of the use of plant and equipment at the site, which shall be recorded in a logbook at the site and be made available for inspection at any time by the Local Planning Authority

has been submitted to and approved in writing by the Director of Transport and Environment.

Reason: In the interests of the occupiers of nearby residential properties and the locality.

10. The use hereby permitted shall not commence until a noise attenuation scheme approved in accordance with condition 9 has been implemented in full. The requirements of the scheme shall be complied with at all times and only the specified plant shall be installed and operated at the site.

Reason: To enable the County Planning Authority to regulate and control the development in the interests of the amenity of the locality.

11. No development shall take place and the use shall not commence until details have been submitted to and approved in writing by the Director of Transport and Environment on the design, type and dimensions of all proposed fencing at the site. The fencing shall be erected in accordance with the approved details before the development is brought into use.

Reason: In the interests of the visual amenity of the locality.

12. No external lighting shall be installed or used at the site unless it has first been approved in advance in writing by the Director of Transport and Environment.

Reason: In the interests of the amenity of the locality.

13. The height of any stockpiles, stacks of reclaimed or salvaged materials or skips shall not exceed 3.5 metres.

Reason: to enable the County Planning Authority to regulate and control the development in the interests of the visual amenity of the locality.

14. No development shall take place and the use shall not commence 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 highway safety and the amenity of the locality.

15. Notwithstanding the provisions of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order with or without modification), no buildings, moveable structures, works, plant or machinery shall be erected, installed, placed or constructed on the site.

Reason: To enable the County Planning Authority to regulate and control the use of the land.

16. The development shall not be carried out other than in accordance with the details shown on drawing number 2404011, dated October 2002.

Reason: To enable the County Planning Authority to regulate and control the development in the interests of the amenity of the locality.

17. No development shall take place and the use shall not commence until there has been submitted to and approved in writing by the Director of Transport and Environment 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 and planted, together with measures for their protection while development is being carried out. All works shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenity of the locality.

18. All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the commencement of the development; any hedgerow planted in accordance with this condition shall thereafter be retained; 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 similar size and species.

Reason: In the interests of the amenity of the locality.

19. There shall be no more than 15 skip vehicle trips (30 movements) to and from the site Mondays to Fridays inclusive, no more than 7 skip vehicle trips (14 movements) on any Saturday and no vehicle trips on Sundays, Public and Bank Holidays.

Reason: In the interests of the amenity of the locality.

20. No more than 3 skip lorries shall be operated from the site.

Reason: In the interests of the amenity of the locality.

21. The use shall not commence until a turning circle has been constructed in accordance with details first submitted to and approved in writing by the Director of Transport and Environment.

Reason: In the interests of highway safety.

22. All skip lorries shall enter and leave the site in a forward gear.

Reason: In the interests of highway safety.

23. No skip lorry entering or leaving the site shall be of such a size as to exceed a two-axle vehicle with a maximum gross vehicle weight of 16.5 tonnes and a maximum turning circle width of 14.5 metres (between kerbs).

Reason: In the interests of highway safety.

24. No burning or waste materials, including the use of braziers shall take place on site.

Reason: To enable the County Planning Authority to regulate and control the use of the site, and safeguard the amenities as occupiers of properties in the vicinity of the site.

200. REVIEW OF PLANNING CONDITIONS FOR MINERAL EXTRACTION AT ASHDOWN BRICKWORKS, TURKEY ROAD, BEXHILL ON SEA – MR/10

200.1 The Sub-Committee considered a report by the Director of Transport and Environment.

200.2 RESOLVED – (1) the sub-committee is recommended to attach to planning permission RR/76/1460 (CM) the conditions set out below and as amended in Annex A in respect of conditions 2, 13, 18, 19 and 37 and 38.

(2) to delegate to the Director of Transport and Environment, in consultation with English Nature and the Environment Agency, outstanding matters in respect of conditions 23, 24, 25 and 38.

Time Limit

1. The winning and working of minerals authorised by this permission must cease not later than 48 years from the date of this permission.

Reason: To comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990 and to allow sufficient time for the mineral to be extracted.

Working Programme

2. Notwithstanding the mineral working scheme, restoration and after use details approved in relation to planning permission RR/76/1460, the development hereby approved shall be carried out in accordance with the details submitted with application MR/10 together with the following drawings referenced:

Drawing Number SH02572/RO004  
Drawing Number SH02572/RO005  
Drawing Number SH02572/RO008  
Drawing Number SH02572/RO009  
Drawing Number SH02572/RO010  
Drawing Number SH02572/RO011  
Drawing Number SH02572/RO012  
Drawing Number SH02572/RO013  
Drawing Number SH02572/RO014  
Drawing Number SH02572/RO015  
Drawing Number SH02572/RO016  
Drawing Number SH02572/RO017

Reason: For the avoidance of doubt and to ensure an acceptable form of development.

3. All buildings, plant, machinery, foundations, hardstanding, roadways and any other structure or development on the site shall be removed from the site within a period of 12 months from 1 July 2050 or the permanent cessation of extraction operations, whichever is the sooner.

Reason: To ensure the site is left in a condition appropriate for the restoration of the land.

4. A belt of woodland at least 61 metres (200 feet) wide shall be retained and maintained between the Peartree Lane frontage of the site and the area of excavation identified on drawing number SH02572/RO003.

Reason: To safeguard the visual amenity of the area.

5. A belt of woodland at least 15 metres (60 feet) wide shall be retained and maintained between the Turkey Road frontage of the site and the area of excavation identified on drawing number SH02572/RO003.

Reason: To safeguard the visual amenity of the area.

#### Hours of Operation

6. Except in an emergency when it is necessary in order to maintain safe quarry working (details of which shall be notified to the Minerals Planning Authority within two working days) hours of operation shall be :
  - a) no mineral extraction operations or other activities related to the winning of clay other than environmental monitoring and water pumping shall take place except between the hours of 0700 hours and 1900 hours Monday to Friday and between the hours of 0700 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and Public Holidays
  - b) no servicing, maintenance or testing of plant required to be carried out for purposes related to mineral extraction operations or other activities related to the winning of clay shall be undertaken between the hours of 2200 hours and 0700 hours on any day and at no time on Sundays, Bank or Public holidays

Reason: To protect the amenities of local residents.

#### Soil Removal and Storage

7. All available surface vegetation, topsoil and subsoil shall be stripped separately and there shall be no removal or movement of topsoil or subsoil except:
  - i. When all soil is in a dry and friable condition; and
  - ii. When the topsoil is sufficiently dry that it can be separated from the sub soil without damage to the soils

Reason: To protect the soil and ensure its effectiveness in restoring the site.

8. There shall be no movement of topsoil or subsoil during the period 1 October to 30 April.

Reason: To define the extent of operations and to protect the soil and ensure its effectiveness in restoring the site.

9. All soils shall be stripped from any area of the site before that area is excavated, traversed by vehicles or machinery (except as necessary to carry out the stripping operation) or used for the purposes of a road or for the depositing of minerals.

Reason: To protect the soil and ensure its effectiveness in restoring the site.

10. Topsoil and subsoil shall not be stored on site other than in accordance with proposals submitted with this application to and shall be stored in separate mounds which:

- i. shall be constructed to a height, in the case of topsoil, to a maximum of 3 metres and in the case of subsoil, to a maximum height of 5 metres. The soil shall not be compacted other than to the extent necessary to secure the stability of the mound. The surface of the mound shall be constructed so that water does not collect on it.
- ii. shall be vegetated/seeded after a period of 3 months in accordance with details first submitted to and approved in writing by the Mineral Planning Authority.
- iii. shall not be traversed by heavy vehicles or machinery except where essential for the purposes of mound construction or maintenance.
- iv. shall not be removed or disturbed other than for use for restoration.

Reason: To protect the soil and ensure its effectiveness in restoring the site.

11. No topsoil or subsoil shall be sold or removed from the site for any other purpose.

Reason: To ensure sufficient soil is available for effective restoration of the site.

### Highways

12. Access to and egress from the site shall be via the existing point of access on Turkey Road as shown on Drawing Number SH02572/RO002.

Reason: For the avoidance of doubt and to maintain highway safety.

13. All vehicles leaving the site shall be free from mud and debris on their wheels.

Reason: In the interests of highway safety.

14. The existing vehicle parking and turning areas shall be permanently retained for such purposes and shall not be used any other purpose.

Reason: To ensure sufficient on-site parking and turning and to prevent on street parking.

### Environmental Protection

15. The emission of dust from the site shall be suppressed by the provision and use of a water bowser and/or other similar equipment which shall be maintained in good working order at all times.

Reason: To protect the amenities of the locality.

16. No vehicles, plant and machinery shall be operated on site unless fitted with silencing equipment to a standard not less than the manufacturer's standard specification and all vehicles, plant or machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To protect the amenities of the locality.

17. The level of noise emitted from the site from the mineral extraction operations or other activities related to the winning of clay shall not exceed a rated level of 49dB on the LAeq1 hour index in any of the measurement locations identified in the Environmental Statement dated June 2002 and submitted in support of this application except in an emergency in order to maintain safe quarry working and which shall be notified in writing to the Minerals Planning Authority within two working days

Reason: To protect the amenity of surrounding properties.

18. Notwithstanding condition 17 above, for a period not exceeding 10 weeks in any one calendar year clay extraction at the site under Scenario 2 Years 1-5 (2003 – 2007), as set out in the Environmental Statement submitted in support of this application, shall not exceed a rated level of 52 dB on the LAeq1 hour index when measured from monitoring location 2 identified in the Environmental Statement and on Drawing Number SH02572/RO0018.

Reason: To protect the amenity of surrounding properties.

19. Notwithstanding condition 17 above, for a period not exceeding 10 weeks in any one calendar year clay extraction at the site under Scenario 4 Years 1-5 (2003 – 2007), as set out in the Environmental Statement submitted in support of this application, shall not exceed a rated level of 56 dB on the LAeq1 hour index when measured from monitoring location 5 identified in the Environmental Statement and on Drawing Number SH02572/RO0018.

Reason: To protect the amenity of surrounding properties.

20. Any overburden excavated from the site shall be either used immediately elsewhere within the site for progressive restoration or stored in mounds in the locations identified on Drawing Numbers SH02527/RO008 - SH02527/RO0017.

Reason: To ensure the appropriate restoration of the site.

21. No materials shall be imported for use in backfilling and restoring the site.

Reason: To ensure the appropriate restoration of the site.



22. Clay stockpiles shall not exceed 5 metres in height and shall be located in accordance with the submitted phasing plans (Drawing Numbers SH/02572/RO008 – SH02572/RO017)

Reason: For the avoidance of doubt.

#### Ecology

23. No work shall take place in the woodland area unless a scheme of mitigation measures to protect bats and to provide an alternative habitat has been submitted to and approved in writing by the Minerals Planning Authority and has been fully implemented. The details shall include:

1. A programme of surveys to measure the population of bats before commencing development in the woodland and to monitor population change over the whole subsequent period of development and restoration; and
2. The provision of alternative roosting sites, including bat boxes, within the site.

Reason: To protect the habitat and maintain the diversity of wildlife during mineral extraction.

24. No work shall take place in or adjacent to the woodland area unless a scheme of mitigation measures approved in writing by the Minerals Planning Authority to protect badgers including the provision of artificial setts and enhanced foraging areas has been fully implemented

Reason: To protect the habitat and maintain the diversity of wildlife during mineral extraction.

25. No work shall take place in or adjacent to the woodland area unless a scheme approved in writing by the Minerals Planning Authority for the transfer of dead wood from the area to be quarried to the areas of retained woodland has been fully implemented.

Reason: To protect the habitat and maintain the diversity of wildlife during mineral extraction.

26. Site clearance operations shall not take place between 1 February and 31 August in any calendar year

Reason: To avoid any undue disturbance during the bird breeding season.

#### Safeguarding Watercourses and Drainage

27. Any chemical, oil or fuel storage containers on site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container or containers total volume and shall enclose within their curtilage all fill and draw pipe, vents, gauges and sight glasses. There must be no drain through the bund wall or floor. The details of such bunds shall be submitted to and approved in writing by the Minerals Planning Authority.

Reason: To prevent pollution and to protect local water courses.

28. Repair, maintenance and fuelling of plant and machinery shall, except in an emergency, only be undertaken on an impervious surface, which is drained to an interceptor.

Reason: To prevent pollution and to protect local water courses.

29. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning waters) shall be discharged to any surface water drainage system except in accordance with existing Discharge Consent PC/156/S106/77).

Reason: To prevent pollution and to protect local water courses.

30. No further quarrying at the site shall be carried out unless a scheme for the provision of surface water and foul drainage has been approved in writing by the Minerals Planning Authority. The scheme shall include but is not limited to:

- i. details of drainage from parking areas and hardstanding,
- ii. measures to avoid discharge to any borehole, well, spring or watercourse (including dry ditches with a connection to a watercourse),
- iii. a timetable and programme for the implementation of the works.

The scheme shall be carried out in full accordance with the approved details, timetable and programme.

Reason: To prevent pollution and to protect local water courses.

31. No additional balancing or settlement ponds shall be constructed except in accordance with details first approved in writing by the Mineral Planning Authority. The approved details shall be fully implemented.

Reason: To prevent pollution and to protect local water courses.

#### Landscaping and planting

32. Notwithstanding the landscaping and additional tree planting scheme, approved and set out in the Mineral Planning Authority's letter dated 26 July 1978 in relation to planning permission RR/76/1460(CM), the site shall be landscaped in accordance with the plans submitted with and approved as part of this permission.

Reason: For the avoidance of doubt.

33. Details and a programme of structure planting to augment existing landscaping along the boundary of site and to protect long term views of the quarry in accordance with paragraph 4.48 of the Environmental Statement shall be submitted to the mineral planning authority for approval within 3 years of the date of this permission. A scheme so approved shall be implemented in full in accordance with the details and with the timetable.

Reason: To safeguard local visual amenities.

34. Any existing trees within the site which are removed or damaged or become diseased or which die at any time during the development or during the aftercare period referred to in Conditions 40 and 41 shall be replaced immediately if

discovered during the planting season and if not then during the next planting season with trees of a similar type, number and species. This condition shall not apply to trees that are removed as part of the approved extraction.

Reason: To safeguard local visual amenities.

35. All areas of the site left undisturbed and all topsoil, subsoil and overburden mounds shall be kept free from noxious weeds throughout the development, and during restoration and aftercare periods.

Reason: To ensure the appropriate restoration of the site.

36. Details of any means of enclosure associated with the development shall be submitted to and approved in writing by the Minerals Planning Authority prior to its construction. The means of enclosure shall be implemented in accordance with the approved details.

Reason: To safeguard local visual amenities.

#### Restoration

37. The site shall be restored in a progressive manner in accordance with the submitted phasing plans (Drawing Numbers SH/02572/RO008 – SH02572/RO017) unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: To ensure the site is reclaimed and restored in an orderly manner.

38. Notwithstanding the submitted restoration concept plan (Drawing Number SH02572/RO0019) a formal restoration scheme shall be submitted to and approved in writing by the Mineral Planning Authority prior to any further restoration works being carried out or within 3 years of the date of this permission, whichever is sooner. The scheme shall include for the phased restoration and long-term management of the site and shall take particular account of the need to provide habitat replacement for bats, badgers and invertebrate including heathland and ponds. The restoration scheme shall also have regard to the hydrological and hydrogeological situation of the site. The approved restoration scheme shall be implemented in accordance with the approved details and timetable.

Reason: To ensure the site is restored.

#### Aftercare

39. A five year programme of aftercare, including the steps needed to bring the land up to the standard for amenity use shall be submitted to the Minerals Planning Authority for approval. The programme shall be submitted not later than the completion of the extraction operations or the date specified in condition 1 of this permission, whichever is the sooner.

Reason: To comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990 and to ensure that the restored land is correctly husbanded and to bring the land to the standard required for amenity use.

40. The five year programme of aftercare approved by the Minerals Planning Authority in accordance with condition 40 shall be fully implemented in accordance with the approved details and timetable.

Reason: To ensure that the restored land is correctly husbanded and to bring the land to the standard required for amenity use.

#### INFORMATIVES

1. The County Council confirms that all necessary environmental information was considered in reaching this decision.
2. Bats are legally protected under European and UK legislation and therefore a licence must be obtained by DEFRA prior to the removal of any trees affecting bat roosts.
3. Badgers are a protected species and a licence is required from English Nature prior to any activity which will interfere with a sett, including obstruction, damage or destruction or to badgers within a sett.

#### 201. CONSULTATION ON PLANNING ENFORCEMENT

201.1 The Sub-Committee considered a report by the Director of Transport and Environment.

201.2 RESOLVED - that a written response to the Consultation Paper be made to the Office of the Deputy Prime Minister based on the views set out in this report.

#### 202. TWO STOREY EXTENSION AND ALTERATIONS TO PROVIDE 6 NEW CLASSROOMS AND SMALL HALL AND ADDITIONAL LARGE HALL AREA. TEMPORARY RELOCATION OF THREE EXISTING PREFABRICATED CLASSROOMS. LITTLE COMMON CP SCHOOL, SHEPHERDS CLOSE, BEXHILL ON SEA – RR/2126/CC

202.1 The Sub-Committee considered a report by the Director of Transport and Environment.

202.2 RESOLVED - to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission. Written notification of the date on which development is begun shall be sent to the Director of Transport and Environment within 7 days of that date.

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

2. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995. No extension, addition or alteration shall be made to the buildings comprising Little Common County Primary School without the express grant of planning permission.

Reason: To protect the visual and residential amenities of the neighbouring dwellings and to comply with policies ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy ST1 of the Rother District Local Plan Initial Deposit.

3. No development shall take place until a full school travel plan, including details of staff travel reduction, 45 cycle parking spaces and an implementation and monitoring programme has been submitted to and approved in writing by the Director of

Transport and Environment. The approved travel plan shall be implemented in full in accordance the plan details and programme of implementation.

Reason: In the interests of a sustainable transport strategy and to comply with policies TR1, TR16 and TR18 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policies ST2 and PS1 of the Rother District Local Plan Initial Deposit.

4. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the proposed development and to comply with policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy ST1 of the Rother District Local Plan Initial Deposit.

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 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 associated 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;
- (g) watercourses.

All works shall be carried out in accordance with the approved scheme and in accordance with the implementation programme approved as part of the scheme. The landscaped areas shall be maintained thereafter in accordance with the approved management plan.

Reason: To ensure a satisfactory appearance to the proposed development and to comply with policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy ST1 of the Rother District Local Plan Initial Deposit.

6. C.5.2 All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings/development; 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 similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To ensure a satisfactory appearance to the proposed development and to comply with policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy ST1 of the Rother District Local Plan Initial Deposit.

7. No development shall take place until details of drainage works to the football pitch have been submitted to and approved in writing by the Director of Transport and Environment. The drainage works shall be carried out to the written satisfaction of the Director of Transport and Environment no later than the 1 November following the first use of the building, unless the building is first used between 1 November and 31 March, in which case the approved drainage scheme shall be completed before the first use of the building.

Reason: To ensure satisfactory drainage of the playing field to offset the loss of playing field space and to comply with policy PS1 of the Rother District Local Plan Initial Deposit

8. The number of pupils on the school roll shall not exceed 630 unless the Director of Transport and Environment gives prior written consent to any increase beyond this number.

Reason: in the interests of residential amenity and highway safety and to comply with policy S1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policies ST1 and ST2 of the Rother District Local Plan Initial Deposit

9. No development shall take place until details of the provision of 45 cycle parking spaces within the site have been submitted to and approved in writing by the Director of Transport and Environment. The building/development shall not be occupied until the cycle parking and facilities have been provided and completed in accordance with the approved details and shall thereafter be maintained in a condition suitable for use during the continuation of the use hereby permitted.

Reason: To comply with Supplementary Planning Guidance (Parking standards and Development) and to comply with policy PS1 of the Rother District Local Plan Initial Deposit.

10. The development hereby approved shall be carried out wholly in accordance with the scheme of waste minimisation submitted by Burns Guthrie and Partners on 25 June 2002.

Reason: To ensure waste minimisation is carried out in the interests of sustainability and to comply with Policy W10 of the East Sussex Brighton & Hove Structure Plan 1991-2011 and Policy W11 of the East Sussex and Brighton and Hove Waste Local Plan Second Deposit.

#### INFORMATIVE

No further extensions or enlargement of the school are considered appropriate because of the limited recreation and hard play areas within the site and the poor access arrangements. The education authority is strongly recommended to address any future increase in demand for school places in the Little Common, Cooden and Bexhill areas through the enlargement of other schools or the provision of a new school site.

203. TWO STOREY EXTENSION TO EXISTING SCHOOL BUILDING INCLUDING THE RELOCATION OF 2 NO. EXISTING MOBILE CLASSROOMS, THE REMOVAL OF A SINGLE MOBILE CLASSROOM AND THE DEMOLITION OF A 6 CLASSROOM MOBILE. WILLINGDON COMMUNITY SCHOOL, BROAD ROAD, EASTBOURNE – WD/2148/CC

203.1 The Sub-Committee considered a report by the Director of Transport and Environment.

203.2 RESOLVED - to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission. Written notification of the date on which development is begun shall be sent to the Director of Transport and Environment within 7 days of that date.

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

2. The mobile classrooms to be relocated to the north side of the playground shall be removed from the site and the land restored to its former condition as an informal playing field area no later than 3 years from the date of this consent.

Reason: It is not considered acceptable for these buildings to be granted permanent planning consent because of their temporary nature and to protect visual amenity in accordance with policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy EN27 of the Wealden District Local Plan.

3. The development shall not be brought into use until a school travel plan has been submitted to and approved in writing by the director of Transport and Environment. The travel plan shall include details of implementation and measures for a total of 200 cycle parking spaces at the school to be provided before the new extension is brought into use.

Reason: To comply with policies and TR1 and TR16 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy TR3 of the Wealden District Local Plan.

4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the proposed development and to comply with policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and policy EN27 of the Wealden District Local Plan:

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 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 associated 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;
- (g) watercourses

All works shall be carried out in accordance with the approved scheme in accordance with the implementation programme approved as part of the scheme. The landscaped areas shall be maintained thereafter in accordance with the approved management plan.

Reason: To ensure a satisfactory appearance to the proposed development and to comply with policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011 and EN14 of the Wealden District Local Plan:

6. 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 minimisation, re-use and recycling of waste material generated during the construction of the development hereby approved. The scheme shall include site specific and detailed information concerning the ways in which:
- i. The development maximises the re-use of existing buildings and how the design and construction of new buildings maximises 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).



204. RETROSPECTIVE APPLICATION FOR ALTERATIONS AND ENLARGEMENT OF EXISTING SCHOOL CONSISTING OF A 2 CLASSROOM AND SUPPORT FACILITIES AUTISTIC SYNDROME DISORDER (ASD) UNIT. PHASE 1 ONLY OF PLANNING APPROVAL EB/2096/CC TOGETHER WITH IMPROVED ALIGNMENT AND UPGRADING OF ACCESS AND GATES, PROVISION OF 5 NEW PARKING SPACES AND NEW FOOTPATH. LINDFIELD SCHOOL, LINDFIELD ROAD, EASTBOURNE – EB/2150/CC

204.1 The Sub-Committee considered a report by the Director of Transport and Environment.

204.2 RESOLVED – to grant permission subject to the following conditions:

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

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

Use of Restriction

2. No part of the development hereby permitted shall be used by members of the public other than in relation to its use as an educational premises for special needs school children.

Reason: To protect the amenities of adjoining residents.

3. There shall be no use of the building hereby permitted after 22.00 Monday - Fridays and at no time on Saturdays, Sundays, Public and Bank Holidays unless with the prior written approval of the Director of Transport and Environment.

Reason: To protect the amenities of adjoining residents.

4. The vehicular and pedestrian accesses and parking and turning areas shall be constructed within 3 months of the date of this permission in accordance with drawing no. WD25 (received on 8 October 2002). These areas shall thereafter be retained and kept maintained and repaired for these purposes and shall not be used for any other purpose.

Reason: In the Interests of Road Safety.

5. Within one month of the date of this permission details of the safety barrier and the footpath crossover to the highway at the Lindfield Road junction with the site access; shall be submitted to the Director of Transport and Environment for written approval. The works shall be carried out in full in accordance with the approved details.

Reason: In the interests of pedestrian safety.

6. All planting, seeding or turfing comprised in the approved landscape scheme on drawings no. EBN 104/102 and EBN 104/101 shall be carried out in the first planting and seeding seasons following the completion of this development. Any hedgerow planted in accordance with this condition shall thereafter be retained; any trees or plants which within a period of 5 years from the completion of the planting 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: In the interests of visual amenity and to comply with Policy ENV1 of the East Sussex & Brighton and Hove Structure Plan 1991-2011.

#### Surface Water Provision

7. Prior to being discharged into any watercourse, the surface water sewer or soak-away system including all surface water drainage from parking areas and hard-standings shall be passed through trapped gullies to BS 5911:1982 which have an overall capacity sufficient to serve all the site areas to be drained.

Reason: To prevent water pollution.

8. Details of surface water drainage works shall be submitted for the approval of the Director of Transport and Environment within 3 months of the date of this permission and shall include the provision of sealed downpipes from all roofs. No part of the development shall be occupied until the works have been carried out in full in accordance with the details approved by the Director of Transport and Environment.

Reason: To ensure satisfactory drainage of the site and to prevent water pollution, and to comply with Policy US6 of the Eastbourne Local Plan.

9. The illumination of the pedestrian access shall be undertaken before the new buildings come into use in full in accordance with the submitted scheme and letter dated 29 April 2002 unless an alternative is approved in writing by the Director of Transport and Environment.

Reason: In the interests of the amenity of the adjoining properties.

#### 205. PLANNING FUNCTIONS: DELEGATION OF POWERS

205.1 The Sub-Committee considered a joint report by the Director of Legal and Community Services and the Director of Transport and Environment.

205.2 RESOLVED – to report to the Governance Committee the Sub-Committee's approval of the proposed changes to delegations to (a) the Director of Transport and Environment set out in the Appendix to this report and (b) the Planning and Highways Sub-Committee set out in paragraphs 3.1 and 3.3 above, insofar as they relate to the functions of the Sub-Committee.

#### 206. THE EAST SUSSEX (HIGH HURSTWOOD) 30 MPH SPEED LIMIT ORDER 2002

206.1 The Sub-Committee considered a report by the Director of Transport and Environment.

206.2 The provision of a 30 mph speed limit through High Hurstwood should help to lead to an improvement in road safety and provide an enhanced quality of life for local residents. It is therefore recommended that the implementation of the speed limit is progressed as advertised whilst acknowledging the objection received.

206.3 RESOLVED – to acknowledge the objections received but resolve that they should not be upheld.