

REGULATORY COMMITTEE

PLANNING AND HIGHWAYS SUB-COMMITTEE

MINUTES of a meeting of the Planning and Highways Sub-Committee held at County Hall, Lewes on 11 February 2004.

72. PRESENT - Councillor Tunwell (Chairman)
Councillors Ellis, Gadd (Vice-Chairman), Garvican,
Mrs Hopkinson, Scott and Skilton

The following members spoke on the items indicated:

Councillor McPherson – item 5a

73. MINUTES

73.1 RESOLVED – to approve the minutes of the previous meeting held on 14 January 2004 as a correct record subject to an amendment to minute no 68.2 condition 12, reading as 0730 rather than 07300

74. REPORTS

74.1 The Sub-Committee considered reports on the matters dealt with in the minutes below (copies in the minute book).

75. IMPROVEMENTS TO THE COMBINED SEWER OVERFLOWS SYSTEM, INCLUDING A 1.2m WIDE TUNNEL FROM SOUTHOVER HIGH STREET TO BROOK STREET VIA PINWELL ROAD, TWO NEW UNDERGROUND PUMPING STATIONS, A BUILDING TO HOUSE A MOTOR CONTROL CENTRE/ TRANSFORMERS, A STORM OVERFLOW PIPELINE, ASSORTED UPSIZING OF AND CONNECTIONS TO EXISTING SEWERS AND ANCILLARY WORKS, LEWES – LW/387/CM

75.1 The Committee considered a report by the Director of Transport and Environment. The Committee was informed that three further letters of representation had also been received since the completion of the report.

75.2 RESOLVED – to grant planning permission subject to the prior completion of a legal agreement under Section 59 of the Highways Act 1980 to secure any necessary repair or reconstruction of the public highway and to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of one year from the date of this permission.

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

2. No development shall take place until a written scheme of investigation and programme of implementation of archaeological work has been submitted to and approved in writing by the Director of Transport and Environment. The development shall be carried out in accordance with the approved scheme which shall be implemented in full.

Reason: In order to provide a reasonable opportunity to record the history of the site and to protect valuable archaeological remains, in accordance with Policy EN23 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policies H9 & H11 of the Lewes District Local Plan.

3. No development shall take place until a survey identifying the extent and locations of the fixed noise impacts arising as a result of the construction of the development has been submitted to and approved in writing by the Director of Transport and Environment and no development shall take place at any noise location so identified until a Noise Management Plan in respect of that location including ambient noise levels and noise mitigation measures has been submitted to and approved in writing by the Director of Transport and Environment.

The Noise Management Plans so approved shall be implemented in full and at all times. The noise levels identified in the Plans shall not be exceeded at any time.

Reason: To mitigate the effects of noise in the interests of the amenity of the localities, in accordance with Policy EN15 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy ST13 of the Lewes District Local Plan.

4. No development shall take place until a scheme to control the emission of dust has been submitted to and approved in writing by the Director of Transport and Environment. The approved equipment shall be maintained in accordance with the manufacturer's instructions at all times until completion of the development.

Reason: In the interests of the amenity of the locality, in accordance with Policy W9 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

5. No development shall take place until details of the locations and means of enclosure of the construction compounds, together with schemes for:
 - i) reducing visual impact, including measures for screening the compounds;
 - ii) protecting trees in or close to the site of the compound; and
 - iii) reinstating the sites after completion of the development, including a timetable,

have been submitted to and approved in writing by the Director of Transport and Environment. All details and schemes so approved shall be implemented in full in accordance with the approved details and timetables.

Reason: In the interests of the amenity of the locality, in accordance with Policy ST3 of the Lewes District Local Plan.

6. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the MCC/Transformer building off Court Road and the enclosure at the Pinwell Road pumping station hereby permitted have been submitted to and approved by the Director of Transport and Environment. The development shall be carried out in accordance with the details so approved.

Reason: To secure a development of quality in the interests of the amenity of the locality, in accordance with Policies ST3, H2 and H5 of the Lewes District Local Plan.

7. No development shall take place until details of the locations, design, to include the ability to retrofit carbon filters, dimensions and specifications of the vent columns have been submitted to and approved in writing by the Director of Transport and Environment. The vents shall be constructed in accordance with the details so approved.

Reason: In the interests of the amenity of the locality, in accordance with Policies ST3, H2 and H5 of the Lewes District Local Plan.

8. No development shall take place until a scheme in respect of the carrying out of works in the Railway Land Local Nature Reserve has been submitted to and approved in writing by the Director of Transport and Environment. The scheme shall include details of the following:

- i) proposed excavations;
- ii) position and specification of fencing or other means of enclosure; and
- iii) measures for the protection of trees to be retained as identified in the planning application.

A scheme which has been so approved shall be implemented in full in accordance with the approved details.

Reason: To ensure the protection of trees and habitats in the Local Nature Reserve, in accordance with Policy N17 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

9. No retained tree in the Railway Land Local Nature Reserve shall be cut down, uprooted or destroyed, nor shall any such tree be topped or lopped except with the written approval of the Director of Transport and Environment. If any retained tree is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies during the period of development, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified in writing by the Director of Transport and Environment.

Reason: To ensure the protection of trees to be retained as part of the development, in accordance with Policy N17 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

10. Development shall not commence until a scheme of restoration and reinstatement for the Railway Land Local Nature Reserve has been submitted to and approved in writing by the Director of Transport and Environment. The scheme shall include the following:

- i) details of planting;
- ii) measures for the enhancement and reinstatement of habitats;
- iii) measures for the restoration of the ground; and
- iv) a timetable for implementation of the scheme.

Any scheme so approved shall be implemented in full in accordance with the timetable.

Reason: To ensure the proper restoration of the site in the interests of biodiversity and the amenity of the locality, in accordance with Policy EN17 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

11. There shall be no road closure nor any works which restrict access to the application site unless a Traffic Management scheme has been submitted to and approved in writing by the Director of Transport and Environment at least four weeks prior to the date of closure or restriction of access. Any scheme so approved shall be implemented in full in accordance with the approved details.

Reason: To enable the County Planning Authority to control the development in the interests of the amenity of the locality, in accordance with Policy W9 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

12. No work shall take place other than between the hours of 0700 and 1900 Mondays to Saturdays and 0800 and 1300 on Sundays except for noise emitting activities which shall be restricted to between the hours of 0800 and 1800 Mondays to Saturdays and 0830 and 1230 on Sundays, Public and Bank Holidays, with no working of any kind at any other time except with the prior written agreement of the Director of Transport and Environment.

Reason: In the interests of the amenity of the locality, in accordance with Policies S1 & EN15 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

13. No development shall take place until details of a scheme for the provision of a telephone line for dealing with complaints from members of the public about matters associated with the development have been submitted to and approved in writing by the Director of Transport and Environment. The scheme shall be operated during the hours when any work or activity in connection with the development is taking place. The scheme shall include details of the arrangements for recording and responding to complaints. The approved scheme shall be implemented in full in accordance with the approved details.

Reason: To secure the monitoring of the development in the interests of the amenity of the locality.

14. Notice in writing of any complaint made by a member of the public about any matter associated with the development shall be given to the Director of Transport and Environment no later than the next working day after the complaint was received. The notice shall include a description of the complaint, the name and address of the person making it and the action proposed as a result.

Reason: To secure the monitoring of the development in the interests of the amenity of the locality.

15. If contaminated matter is found on any part of the site all works shall cease immediately and shall not recommence except in accordance with a Method Statement specifying measures for dealing with the contamination which has been submitted to and approved in writing by the Director of Transport and Environment.

Reason: To minimise the risk of pollution to the aquifer and watercourses and to secure an appropriate means of waste disposal, in accordance with Policies S1 & EN11 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

16. No spoil or waste material shall be stored on those parts of the site subject to risk of flooding identified on Figure 10.1 attached to this permission.

Reason: To minimise the risk of pollution to the aquifer and watercourses, in accordance with Policy ST15 of the Lewes District Local Plan.

17. The control of groundwater during any period of de-watering operations shall be in accordance with details first submitted to and approved in writing by the Director of Transport and Environment prior to the commencement of any such operations.

Reason: To minimize the risks of pollution to the aquifer, in accordance with Policy EN11 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

18. Development shall not take place until details of the arrangements for discharge of foul drainage and contaminated surface water have been submitted to and approved in writing by the Director of Transport and Environment. The approved arrangements shall be implemented in full and no foul drainage or contaminated surface water shall be disposed of by discharge to any watercourse.

Reason: To minimise the risk of pollution to the aquifer and watercourses, in accordance with Policy EN11 of the East Sussex and Brighton & Hove Structure plan 1991-2011.

19. No oil, fuel, lubricant or any liquid other than water shall be discharged on to the ground or to any place from which it might leach into the ground and shall be stored in impermeable tanks or containers in an area surrounded by bund walls with the capacity to accommodate the equivalent of 110% of the total contents of all the tanks or containers and associated pipework. The floor and walls of the bunded areas shall be impervious to water and oil. Pipes shall vent downwards into the bund.

Reason: To minimise the risk of pollution to the aquifer and watercourses, in accordance with Policy EN11 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

20. The level of noise emitted from the MCC/Transformer building relating to the use of equipment within the building shall not exceed 5dB below 32dB LA90 (the mean night time background noise level) at the façade of the boundary wall adjacent to the western elevation of the building.

Reason: In the interests of the amenity of the locality, in accordance with Policy ST3 of the Lewes District Local Plan and Policy EN15 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

21. The site shall not be illuminated other than in accordance with details first submitted to and approved in writing by the Director of Transport and Environment. The details shall include the position, height, power and specification of lamps, the spillage of the light beam in relation to nearby properties and the proposed hours of illumination.

Reason: In the interests of the amenity of the locality, in accordance with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

22. Waste containing water or any other liquid shall only be removed from the site by vehicles using sealed tanks or containers. All other waste materials shall be removed using containers which are securely sheeted.

Reason: In the interests of highway safety and the amenity of the locality, in accordance with Policy W9 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

23. No excavation for or in association with shaft construction and tunnelling shall be carried out unless the Pinwell Road car park, subject of permission LW/395/CM, or a car park with an equivalent number of spaces has been provided and is available for use by members of the public.

Reason: To secure the provision of replacement car parking spaces, in accordance with Policy TR19 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

24. The development hereby permitted shall not be carried out other than in accordance with the construction programme set out in Figure 4.4 of the Supplementary Environmental Statement dated 8 September 2003 and received by the Director of Transport and Environment on 9 September 2003 except with the prior written approval of the Director of Transport and Environment.

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

INFORMATIVES

It is recommended that the applicant should establish a local liaison group for the period of the construction works.

The applicant is recommended to appoint a contact liaison officer to enable councillors, officers, businesses and local residents to have a ready point of contact to resolve any issues that arise throughout the development.

76. CONSTRUCTION OF TWO SHEDS. GREYSTONE QUARRY, SOUTHERHAM, LEWES – LW/393/CM

76.1 The Committee considered a report by the Director of Transport and Environment. The Director of Transport and Environment also reported the further view of the Highway Authority.

76.2 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.

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

2. No development shall take place until a detailed plan to a scale of 1:500 showing the arrangements for the parking and storage of all vehicles, plant, skips and containers ancillary to the use of the waste transfer station (edged red on the attached plan drawing number LW/393/CM No1) has been submitted to and approved in writing by the Director of Transport and Environment. The areas identified on a plan so approved shall not be used for any purpose other than that described.

Reason: To ensure that uses within the waste transfer station site can be carried out effectively within the site and in the interests of the local environment, in accordance with Policies S10 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

3. The buildings shall not be used other than for the purposes of sorting, processing and storage of solid wastes, the sorting, processing and storage of ferrous and non-ferrous metals, the breaking of vehicles, in association with the skip hire business and the servicing and repair of vehicles operated from the site.

Reason: To ensure that the development is related only to the lawful planning uses of the site in the interests of the local environment and amenity, in accordance with Policies S10 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

4. 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) no buildings, moveable structures, works, plant or machinery shall be erected, installed, placed or constructed on the waste transfer station site.

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

5. There shall be no vehicular access to or egress from the waste transfer station site other than by the UC 5065 road to the west of the site. All vehicles shall enter and leave the site in a forward gear only.

Reason: In the interests of the local environment and highway safety.

6. The buildings hereby permitted shall not be brought into use until an on site turning space for vehicles has been constructed in accordance with the submitted plan drawing number MDJ/GRQ/SSLP/01 Rev.A. Thereafter it shall be kept maintained and repaired and shall be available for use as a turning space and shall not be used for any other purpose.

Reason: In the interests of the local environment and highway safety.

7. The processing, sorting and storage of waste shall only be carried out within the areas shown on drawing number LW/393/CM No2 attached to this permission and shall specifically exclude all those areas to the east of the broken black line on this drawing.

Reason: To ensure that the development relates only to the lawful planning uses of the site in the interests of the local environment and amenity, in accordance with Policies S10 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

8. No development shall take place until details of surface water drainage have been submitted to and approved in writing by the Director of Transport and Environment and the buildings hereby permitted shall not be brought into use until the works have been carried out in accordance with the details so approved.

Reason: To ensure the satisfactory drainage of the site and to prevent pollution to the water resource.

9. No development shall take place until details of the method for piling foundations have been submitted to and approved in writing by the Director of Transport and Environment. The details shall include the method and results of site investigations carried out to identify the existence of contaminated material together with details of proposals for the treatment required in order to minimise the risk of contamination of ground and surface waters. The development shall be carried out in full accordance with details so approved.

Reason: To minimise the risk of pollution to the aquifer.

10. No development shall take place until a scheme for the disposal of surface waters has been submitted to and approved in writing by the Director of Transport and Environment. A scheme which has been so approved shall be implemented in full before the buildings hereby permitted are brought into use.

Reason: To ensure the satisfactory development of the site and to prevent both pollution to the aquifer and an increase in the risk of flooding.

11. There shall be no processing of waste in the buildings hereby permitted unless a noise attenuation scheme which shall include the following:

- (a) a description of the generation plant and equipment which will be used and manufacturers specification;
- (b) details of the siting of plant and machinery;
- (c) levels of noise emitted from all plant and machinery;
- (d) 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; and
- (e) 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 impulse

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

Reason: To safeguard the amenities of the users of the adjacent transit travellers' site, occupiers of properties in the vicinity of the site and this part of the Sussex Downs Area of Outstanding Natural Beauty.

12. The following operations shall not take place on the site other than between the hours of 06.00 and 18.00 on Monday to Friday inclusive and between 06.00 and 16.00 on Saturdays and at no time on Sundays Public and Bank Holidays:

- (a) the removal of waste or processed materials and
- (b) any deliveries to the site

except with the prior written consent of the Director of Transport and Environment.

Reason: To safeguard the amenity of the users of the adjacent transit travellers' site, occupiers of properties in the vicinity of the site and this part of the Sussex Downs Area of Outstanding Natural Beauty.

13. Plant or machinery shall not be operated in the buildings hereby permitted other than between the hours of 0700 to 1700 Monday to Friday inclusive and between the hours of 0800 and 1200 on Saturdays and not at any time on Sundays Public and Bank Holidays.

Reason: To safeguard the amenity of the users of the adjacent transit travellers' site, occupiers of properties in the vicinity of the site and this part of the Sussex Downs Area of Outstanding Natural Beauty.

14. No development shall take place until details of the materials including colour to be used in the construction of the external surfaces of the buildings 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 enable the County Planning Authority to regulate and control the appearance of the site and provide for the proper integration of the development into the landscape of this part of the Sussex Downs Area of Outstanding Natural Beauty.

15. No development shall take place until a one metre high post and wire fence has been erected along the full length of the eastern boundary of the waste transfer station (except for a 6m gap to allow access to the adjacent temporary fridge processing area) shown marked by a black broken line on drawing number LW/393/CM No2. The fence shall include posts at 3m intervals and shall thereafter be retained.

Reason: To delineate the boundary of the waste transfer station and to ensure that any activities or processes displaced from the site of the approved buildings are contained within the planning unit.

16. 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;
- (b) Landscape Management Plan for a minimum period of ten years;
- (c) Details of trees, shrubs, hedges or other planting indicating the position of trunks or stems, the spread (shown to scale) and the species;
- (d) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The landscaping scheme shall be carried out in full in accordance with the approved Implementation Programme. Thereafter the landscaped areas shall be maintained in accordance with the approved Landscape Management Plan.

Reason: To ensure an appropriate landscaping scheme for the site in the interests of the amenity of the locality.

17. No development shall take place until the measures for the protection of retained trees and hedgerows identified in the Landscaping Scheme in accordance with Condition 16 have been implemented in full.

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

18. No retained trees and hedgerows shall be cut down, uprooted or destroyed, nor shall any retained trees or hedgerows be topped or lopped other than in accordance with the approved details without the prior written approval of the County Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work). If any retained tree or hedgerow (or part of) is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species and shall be planted at such time as may be specified in writing by the Director of Transport and Environment.

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

19. The buildings hereby approved shall not be illuminated other than in accordance with details first submitted to and approved in writing by the Director of Transport and Environment.

Reason: To enable the County Planning Authority to regulate and control the use of land to protect the amenity of this part of the Sussex Downs Area of Outstanding Natural Beauty.

20. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain the equivalent of 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes should vent downwards into the bund.

Reason: To minimise the risk of pollution to watercourses and the aquifer.

77. USE OF LAND FOR RECYCLING PALLETS, TOGETHER WITH OTHER TIMBER INCLUDING PINE PRODUCTS. COGHURST COTTAGE FARM, IVYHOUSE LANE, GUESTLING – RR/400/CM

77.1 The Committee considered a report by the Director of Transport and Environment. The Director of Transport and Environment reported views of Rother District Council and the further views of Guestling Parish Council.

77.2 RESOLVED – to refuse planning permission: -

1. The proposal represents development in the open countryside which is contrary to East Sussex and Brighton & Hove Structure Plan 1991-2011 policies S1, S4, S5, S10, W9; East Sussex and Brighton & Hove Second Deposit Waste Local Plan 2002 policies WLP13 and Rother District Local Plan Revised Deposit (November 2003): Policies DS1, DS2 and DS4.
2. The proposal involves the development of a countryside location within the High Weald Area of Outstanding Natural Beauty for which no justification or assessment of alternative sites has been provided. Accordingly the proposal is considered to be contrary to East Sussex and Brighton & Hove Structure Plan 1991-2011 policies S1 and S10 and East Sussex and Brighton & Hove Second Deposit Waste Local Plan 2002 policies WLP1 and WLP3.

3. The proposal will have adverse visual impacts upon the landscape character and amenity of the area, contrary to East Sussex and Brighton & Hove Structure Plan 1991-2011 policies EN2, EN3 and EN5; East Sussex and Brighton & Hove Second Deposit Waste Local Plan 2002 policy WLP3 and Rother District Local Plan Revised Deposit (November 2003) policy GD1.
4. The proposal will have an adverse impact upon highway safety by the introduction of hazards at this point on the highway (number C22) by the slowing, stopping and turning of traffic that would be created and by reasons of inadequate visibility to the west from the proposed access, contrary to East Sussex and Brighton & Hove Structure Plan 1991-2011 policy TR3; East Sussex and Brighton & Hove Second Deposit Waste Local Plan 2002 policy WLP36 and Rother District Local Plan Revised Deposit (November 2003) policy GD1.

78. TWO-STOREY CLASSROOM BLOCK PROVIDING EIGHT NEW CLASSROOMS WITH A DOUBLE HEIGHT GLAZED ENTRANCE LOBBY AND DOUBLE HEIGHT DRAMA HALL AND DANCE STUDIO FOR SCHOOL AND COMMUNITY USE. TO BE LOCATED BETWEEN THE EXISTING SCHOOL BUILDINGS AND LEISURE CENTRE. RELOCATION OF EXISTING TEMPORARY CLASSROOMS AND REPLACEMENT OF EXISTING TRIPLE TEMPORARY CLASSROOM WITH SINGLE TEMPORARY CLASSROOM FOLLOWING COMPLETION OF DEVELOPMENT. ASSOCIATED LANDSCAPING, PLANTING AND LAYING OUT OF PAVED AREAS. UCKFIELD COMMUNITY COLLEGE, DOWNSVIEW CRESCENT, UCKFIELD – WD/2266/CC

78.1 The Committee considered a report by the Director of Transport and Environment.

78.2 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.

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

2. No work shall take place other than between the hours of 08:00 and 18:00 on Mondays to Fridays, between the hours of 08:00 and 12:00 on Saturdays, and not at any time on Sundays and public holidays. No vehicles shall enter or leave the site on Mondays to Fridays between 08:15 and 09:15 and 15:00 and 16:00, except with the prior written consent of the Director of Transport and Environment.

Reason: In the interests of the amenity of the locality and highway safety at this school site, and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy S1 and EN1.

3. The contractors access and compound shall be constructed in full accordance with the approved details and arrangements shown on drawing number P0181B/03/005, except with the prior written consent of the Director of Transport and Environment. The contractors compound and access shall be restored to a grassed area, and also in accordance with the landscaping scheme submitted in accordance with condition 8, on completion of the development.

Reason: In the interests of pupil safety and to enable the County Planning Authority to control and regulate the development at the site and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1.

4. No vehicles shall enter the site until the proposed temporary access works are in place and no vehicles carrying mud, dust or other debris on its wheels shall leave the school site.

Reason: In the interests of the amenity of the locality and highway safety and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy S1 and EN1.

5. No development shall take place until the following details have been submitted to and approved in writing by the Director of Transport and Environment:
- a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measuring over the bark at a point 1.5 metres above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
 - details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
 - details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
 - details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;
 - details of the specification and position of fencing for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To protect the trees on site and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and Wealden Local Plan policy EN12.

6. In this condition "retained trees" means an existing tree which is to be retained in accordance with condition 5 and paragraphs (a) and (b) below shall have effect until the expiration of five years from the completion of the development.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Director of Transport and Environment.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until the development is completed and all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor any fires lit, and the ground levels within those areas shall not be altered, nor shall

any excavation be made, or operations carried out without the prior written consent of the Director of Transport and Environment.

Reason: To protect the tree and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and Wealden Local Plan policy EN12.

7. No development shall take place until there have been submitted to and approved in writing by the Director of Transport and Environment detailed plans indicating the positions, design, materials and type of permanent fencing to be erected on the site. The fencing shall be constructed in accordance with the approved plans before the development is occupied and shall be retained thereafter.

Reason: In the interests of amenity and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and Wealden Local Plan policy EN27.

8. 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
- (b) Landscape Management Plan for a minimum period of five years.

Soft Landscaping

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

Hard Landscaping

- (f) footways, steps, slopes, grassed and paved areas;
- (g) earthworks, embankments, walls and bunds;
- (h) watercourses.

The landscaped areas shall be maintained thereafter in accordance with the approved management plan.

Reason: Reason: In the interests of visual amenity, to protect the existing landscaping and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and Wealden Local Plan policy EN12.

9. Any hedgerow planted in accordance with this condition shall thereafter be retained; any trees, shrubs, hedges or plants which within a period of five 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: In the interests of visual amenity, to protect the existing landscaping and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and Wealden Local Plan policy EN12.

10. 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.

Reason: To promote sustainable modes of transport and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy TR1 and TR16.

11. The development shall not be brought into use until details of the long-term covered cycle parking have been submitted to and approved in writing by the Director of Transport and Environment. The provision of cycle parking shall be in accordance with ESCC's supplementary planning guidance on parking, therefore providing 340 cycle parking spaces on the school site. The cycle parking shall be implemented in accordance with the approved details. The cycle parking spaces can be phased over a period of five years, except with the prior written consent of the Director of Transport and Environment.

Reason: In the interests of highway safety and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policies TR16 and TR18 and Wealden Local Plan policy TR12.

12. No development shall commence until samples including colours of the proposed windows frames, cladding, western red cedar cladding and roof tiles are submitted to and approved in writing by the Director of Transport and Environment.

Reason: In the interests of visual amenity and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and Wealden Local Plan policy EN27.

13. 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. 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.

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;

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

Reason: In the interests of encouraging a sustainable approach to construction waste and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 Policy W10 and policy WLP11 of the Waste Local Plan Second Deposit (April 2002).

14. The double mobile classrooms with the previous reference WD/2208/CC shall be removed and the land restored to its former condition on or before 28 June 2005.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and S1 and Wealden District Plan policy EN27.

15. The double mobile classroom with the previous reference WD/2162/CC shall be removed and the land restored to its former condition on or before 1 February 2008.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and S1 and Wealden District Plan policy EN27.

16. The single mobile classroom proposed to replace the triple mobile classroom shall be removed and the land restored to its former condition on or before 11 February 2008.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and S1 and Wealden District Plan policy EN27.

17. The triple mobile classroom shall be removed within two months of the first occupation of the permanent development.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with East Sussex and Brighton & Hove Structure Plan 1991-2011 policy EN1 and S1 and Wealden District Plan policy EN27.

79. PARTIAL DEMOLITION OF EXISTING PRIMARY SCHOOL AND ERECTION OF 580m² SINGLE STOREY EXTENSION. TEMPORARY ERECTION OF THREE MOBILE CLASSROOMS. MARSHLANDS PRIMARY SCHOOL, MARSHFOOT LANE, HAILSHAM – WD/2260/CC

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

- 79.2 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 seven days of that date.

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 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 provide for the proper integration of the development into the site and to comply with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy EN27 of the Wealden District Local Plan.

3. 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
 - (b) Landscape Management Plan for a minimum period of five years

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, bunds, fences and gates;

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 provide for the proper integration of the development into the site and to comply with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy EN14 of the Wealden District Local Plan.

4. Any trees, shrubs, hedges or plants which within a period of five 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 provide for the proper integration of the development into the site and to comply with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy EN14 of the Wealden District Local Plan.

5. The development shall not be brought into use until 17 covered cycle parking spaces have been provided in accordance with details to be submitted to and approved, in writing, by the Director of Transport and Environment.

Reason: In the interests of ensuring the provision of cycle parking to comply with Policy TR18 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy TR3 of the Wealden District Local Plan.

6. 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 highway safety and to comply with policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

7. The three mobile classrooms sited on the playground shall be removed no later than two months from the first occupation of the development.

Reason: To ensure the timely removal of these temporary structures and to comply with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy EN27 of the Wealden District Local Plan.

80. TWO-STOREY TWO-CLASSROOM EXTENSION TO EASTERN WING. TWO-STOREY LIFT EXTENSION TO CENTRE BLOCK. TWO-STOREY THREE-CLASSROOM EXTENSION TO THE WESTERN WING AND EXTENDED CAR PARK. WALLANDS COMMUNITY PRIMARY SCHOOL, GUNDREDA ROAD, LEWES – LW/2267/CC

80.1 The Committee considered a report by the Director of Transport and Environment. The Chairman informed the Committee that due to communications he had received before the meeting, he felt unable to continue as Chairman for this item as he felt his position had been compromised. The Chairman vacated the Chair and left the meeting and did not take part in the consideration of the item. Councillor Gadd (Vice-Chairman) took the Chair for this item.

80.2 RESOLVED – to grant Planning Permission subject to the following conditions and subject to the inclusion of a condition with regard to the installation of light scattering glazing (obscured glass) to the north east elevation of the two storey classroom extension. The Director of Transport and Environment was authorised to draft the appropriate condition.

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 seven days of that date.

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

2. No development shall take place until details and/or samples of the materials to be used in the construction of the external surfaces of the extensions 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: In the interests of visual amenity and to comply with policies ST3 of the Lewes Local Plan and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

3. No development shall take place (other than as required by this condition) until a means of vehicular access for construction traffic from Nevill Road has been constructed in accordance with a scheme which has first been submitted to and approved in writing by the Director of Transport and Environment. All construction traffic shall use this entrance for the duration of the development.

Reason: In the interests of highway safety and to comply with policies T1 and ST3 of the Lewes Local Plan.

4. The temporary contractors access required by condition 3 of this consent shall be removed and the land reinstated to grassed playing field and the boundary fence reconstructed to its former line to the written satisfaction of the director of Transport and Environment within 3 months of the first occupation of the development.

Reason: In the interests of visual amenity and to comply with conditions ST3 of the Lewes Local Plan and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

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;

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: In the interests of visual amenity and to comply with policies ST3, ST11 and ST12 of the Lewes Local Plan.

6. Any hedgerow planted in accordance with this condition shall thereafter be retained; any trees, shrubs, hedges or plants which within a period of five 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: In the interests of visual amenity and to comply with policies ST3, ST11 and ST12 of the Lewes Local Plan.

7. In this condition "retained trees" means an existing tree which is to be retained in accordance with condition 5 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the completion of the development.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Director of Transport and Environment.

(c) The erection of fencing for the protection of any retained tree shall be carried out in accordance with the scheme approved in accordance with condition 5 before any machinery or materials are brought on to the site for the purposes of the

development, and shall be maintained until the development is completed and all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor any fires lit, and the ground levels within those areas shall not be altered, nor shall any excavation be made, or operations carried out without the prior written consent of the Director of Transport and Environment.

Reason: In the interests of visual amenity and to comply with policies ST3, ST11 and ST12 of the Lewes Local Plan.

8. 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.

Reason: To promote sustainable modes of transport and to comply with Policy T1 of the Lewes Local Plan.

9. The development shall not be brought into use until the 30 covered cycle parking spaces and the 14 new car parking spaces have been provided in accordance with the plans hereby approved unless with prior written consent to any variation by the Director of Transport and Environment.

Reason: In the interests of ensuring the timely provision of these facilities and to comply with highway safety and to comply with Policy TR18 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policies T1 and T7 of the Lewes Local Plan.

10. All mobile classrooms on the school site are to be removed to the written satisfaction of the Director of Transport and Environment within 3 months of the first occupation of the development.

Reason: The construction of the permanent extensions hereby approved will remove the need for this temporary accommodation and in the interests of visual amenity to comply with policies ST3 of the Lewes Local Plan and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

81. STRATEGIC PLANNING GUIDANCE ON REDUCING CONSTRUCTION DEMOLITION WASTE

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

81.2 RESOLVED – to recommend that the Cabinet adopt the Construction and Demolition Waste Advice Note, subject to final drafting changes to be agreed by the Director of Transport & Environment.

