

REGULATORY COMMITTEE

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes, on 26 May 2010

PRESENT - Councillor Daniel (Chairman), Councillors Belsey, Hughes, Ost, St Pierre, Stogdon and Taylor

1. MINUTES

1.1 RESOLVED – to approve as a correct record the minutes of the previous meeting held on 21 April 2010.

2. REPORTS

2.1 Copies of the reports and documents referred to below are contained in the minute book.

3. DISCLOSURES OF INTEREST

3.1 Councillor Hughes declared a personal non -prejudicial interest in item 6d on the Agenda in that she was a Member of the Corporate Parenting Panel.

3.2 Councillor Belsey declared a personal non prejudicial interest in item 6d on the Agenda in that he was a Member of the Corporate Parenting Panel and a Member of Eastbourne Borough Council.

3.3 Councillor Ost declared a personal non –prejudicial interest in item 6d on the Agenda in that he was a Member of the Corporate Parenting Panel.

3.4 Councillor St Pierre declared a personal non-prejudicial interest in item 6b on the Agenda in that she was a Governor of Ringmer Community College and also in item 6d in that she was a Member of the Corporate Parenting Panel.

3.5 Councillor Field declared a personal non-prejudicial interest in item 6c on the Agenda in that she was a Governor at Claverham Community College.

4. CONTINUED USE OF THE SITE FOR PROCESSING & STORAGE OF EXCAVATED MATERIALS, ERECTION OF A 3 METRES HIGH WALL AND PROVISION OF A DISABLED PARKING BAY. GO-GREEN WASTE RECYCLING, THE GOODS YARD, WESTERN ROAD, JARVIS BROOK, CROWBOROUGH – WD/619/CM

4.1 The Committee considered a report by the Director of Transport and Environment. Three letters of representation had been received concerning objections to the application after the agenda had been despatched. These letters had been circulated to the Committee prior to the meeting.

4.2 Mr Thomas and Mr Guntrip spoke in objection to the proposed application.

4.3 Mr Honeysett spoke as the applicant and in support of the application.

4.4 Councillor Stogden, local Member and a member of the Planning Committee, spoke and supported the recommendation in the report to refuse planning permission. Councillor Sylvia

Tidy who was not present, but is also the local member and had indicated her support for the refusal of planning permission.

Reason for decision

4.5 Members have considered the officer's report and agree with the reasons for refusal set out in paragraph 7 of the report.

4.6 RESOLVED to refuse planning permission for the following reasons:

1. The proposal would result in a material change in the character and volume of traffic using Western Road and existing traffic safety hazards would be increased by the additional slowing, stopping, standing and turning of traffic which would be created, thereby not conforming with the intentions of Policy CR4 of the Wealden Local Plan 1998 and Policy CR7 of the Non-Statutory Wealden Local Plan 2005 and also conflicting with Policy WLP36 (b) & (d) of the East Sussex and Brighton & Hove Waste Local Plan 2006, Policy TR3 (1) of the Wealden Local Plan 1998 and Policy TR2 (1) of the Non-Statutory Wealden Local Plan 2005.
2. The proposal would adversely affect the amenity of local residents and other persons in the locality by reason of the processes carried out, including the tipping, crushing, screening and transfer of waste materials and the movement of plant and heavy goods vehicles, thereby conflicting with Policies CR4 & EN27(2) of the Wealden Local Plan 1998, Policy WLP35(b) & (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policies CR7 & BE1(7) of the Non-Statutory Wealden Local Plan 2005.

4.7 The Committee further RESOLVED to authorise the Director of Transport & Environment to take appropriate enforcement action in consultation with the Director of Law and Personnel to require the cessation of activities associated with the waste management facility and the removal of any plant, equipment and any other associated structures from the site.

5. PROPOSED USE OF LAND AS A WASTE TRANSFER STATION FOR GENERAL NON-HAZARDOUS WASTE INCLUDING THE INSTALLATION OF ANCILLARY STRUCTURES. GOODS YARD, WESTERN ROAD, JARVIS BROOK, CROWBOROUGH – WD/626/CM

5.1 The Committee considered the report by the Director of Transport and Environment. One letter of representation objecting to the application was received after the Agenda was despatched. This had been circulated to the Committee prior to the meeting.

5.2 Mr Evans and Mrs Potter spoke in objection to the application.

5.3 Ms Canan Evrican spoke on behalf of the applicant in support of the application.

5.4 Councillor Stogdon, local Member and a member of the Planning Committee, spoke and supported the recommendation in the report to refuse planning permission. Councillor Sylvia Tidy who was not present, but is also the local member and had indicated her support for the refusal of planning permission.

Reason for decision

5.5 Members have considered the officer's report and agree with the reasons for refusal set out in paragraph 7 of the report.

5.6 RESOLVED to refuse the application for the following reasons:

1. The proposal would result in a material change in the character and volume of traffic using Western Road and existing traffic safety hazards would be increased by the additional slowing, stopping, standing and turning of traffic which would be created, thereby not conforming with the intentions of Policy CR4 of the Wealden Local Plan 1998 and Policy CR7 of the Non-Statutory Wealden Local Plan 2005 and also conflicting with Policy WLP36 (b) & (d) of the East Sussex and Brighton & Hove Waste Local Plan 2006, Policy TR3 (1) of the Wealden Local Plan 1998 and Policy TR2 (1) of the Non-Statutory Wealden Local Plan 2005.
2. The proposal would adversely affect the amenity of local residents and other persons in the locality by reason of the processes carried out, including the tipping, sorting and transfer of waste materials and the movement of plant and heavy goods vehicles, thereby conflicting with Policies CR4 & EN27(2) of the Wealden Local Plan 1998, Policy WLP35(b) & (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policies CR7 & BE1(7) of the Non-Statutory Wealden Local Plan 2005.
3. The proposal does not provide for a suitable method for surface and waste water drainage from the site, thereby conflicting with Policy NRM2 of the South East Plan 2009 and Policy WLP38 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

6. TEMPORARY CONSTRUCTION COMPOUND AND ASSOCIATED WORKS TO PREPARE LONGSEA OUTFALL PIPES IN CONNECTION WITH PEACEHAVEN WASTE WATER TREATMENT WORKS. LAND BETWEEN MILL CREEK AND TIDEMILLS, TO THE EAST OF EAST QUAY, NEWHAVEN. – LW/630/CMS

6.1 The Committee considered a report by the Director of Transport and Environment. A further seventeen letters of objection had been received since the despatch of the Agenda and papers. These had been circulated to the Committee prior to the meeting. An updated site plan was also circulated to the Committee prior to the meeting and replaced the one on page 24 of the Additional Information pack.

6.2 Councillor Ost, local member and a member of the Planning Committee, spoke in support of the application.

Reason for decision

6.3 Members have considered the officer's report and agree with the reasons for the recommendation set out in paragraph 7 of the report.

6.4 RESOLVED to grant planning permission subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until a Habitat and Ecological Restoration and Management Plan and programme of works has been submitted to and approved in writing by the Director of Transport and Environment.

The restoration and management plan should include the following:

- a pre-construction survey and photographic record.
- details of any sub-soil and top-soil finishes (including depths), cultivation, seeding and other ground and surface preparation works.
- details of access road removal and ground reinstatement.
- removal of all structures and protective fencing.
- reinstatement of the bund to the south east corner of the site.
- details of measures for habitat enhancement of the site.
- removal of Japanese Knotweed.
- a habitat management plan over a period of 1 year.
- a detailed habitat strategy .

Unless otherwise agreed with the Director of Transport & Environment, the approved restoration and management plan shall be carried out in full accordance with the approved details within a period of 1 year from the date on which the development is completed.

Reason: For the avoidance of doubt and to enable the County Planning Authority to control and regulate the development and to comply with Policy NRM5 of The South East Plan 2009 and Planning Policy Statement 9.

4. No development shall take place until a survey of existing ground nesting bird sites has been undertaken by a suitably qualified Ecologist and submitted to and approved in writing by the Director of Transport and Environment. Any nesting sites identified shall be protected and enclosed by suitable protective fencing prior to the commencement of works.

Reason: To ensure there is no significant damage/loss to existing habitat in accordance with policy NRM5 of the South East Plan 2009 and Planning Policy Statement 9.

5. No development shall take place until a revised site layout plan has been submitted to and approved in writing by the Director of Transport and Environment. This plan should accurately show the following:

- The relocated habitat exclusion area
- Protective fencing around the 1st World War Seaplane Base
- Pipestring storage and work area and associated access roads
- Areas of vegetated shingle
- Realigned access roads
- Pedestrian access including footbridges
- Site offices
- Car parking

The development shall be carried out in strict accordance with the approved plan.

Reason: To define the site boundary and to provide protection to areas of archaeological and ecological importance in accordance with Policies NRM5 and BE6 of the South East Plan 2009.

6. No development shall take place until details of all structures including the siting, appearance and height of the site offices have been submitted to and approved by the Director of Transport & Environment. All structures and associated ground works associated with the proposed works hereby permitted shall be removed from site within 1 month after the pipestrings are launched and the land restored in accordance with the Habitat and Ecological Restoration and Management Plan.

Reason: To regulate the development as the nature and form of development is only considered appropriate for a temporary period.

7. No other development shall take place until all protective fencing around the seaplane base, habitat exclusion zone and ground nesting bird sites has been erected to the satisfaction of the Director of Transport & Environment. No works shall take place within the area inside the erected fencing without the prior written consent of the Director of Transport and Environment.

Reason: To ensure protection to areas of archaeological and ecological importance in accordance with Policies NRM5 and BE6 of the South East Plan 2009.

8. No development shall take place until pedestrian foot bridges have been constructed providing access for the public over the compound boundary fences in accordance with the approved plans/drawing nos. 203850-DRG-DENG-029 rev 1A and 203850-DRG-DENG-030 rev 01A. Public access around the site shall be maintained at all times unless previously agreed in writing by the Director of Transport and Environment.

Reason: To ensure that a satisfactory access for pedestrians/cyclists is provided around the site.

9. No development shall take place until full details of floodlighting to be used during the hours of darkness has been submitted to and approved in writing by the Director of Transport and Environment. Such details shall specify the number, position, type, height and power of the lights, levels of light spillage around the site and the operational controls that will be imposed on the lighting.

The floodlights shall be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy ST3 of The Lewes District Local Plan 2003 and Policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

10. Development shall not commence until a noise attenuation scheme for works between the hours of 2100 and 0730 has been submitted to and approved in writing by the Director of Transport and Environment.

Such a scheme shall include the following:

(a) a description of the generation plant and equipment which will be used and manufacturer's specification

(b) details of the siting of plant and machinery

(c) existing background noise levels on a rated LAeq 1 hour index at the nearest noise sensitive receptor, to be agreed with the Director of Transport & Environment.

(d) levels of noise emitted from all plant and machinery

(e) 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

(f) 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

The plant and equipment used and attenuation works shall be retained unless any alternative arrangement is agreed in writing by the Director of Transport and Environment.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy ST3 of The Lewes District Local Plan 2003 and Policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

11. No activity or operation shall take place on site other than between the hours of 07.00 to 19.00 on Monday to Friday inclusive, 07.00 to 16.00 on Saturdays and 08.00 to 16.00 on Sundays. A reasonable notice period shall be given in advance of any extension to these operating hours and agreed in advance by the Director of Transport and Environment.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy ST3 of The Lewes District Local Plan 2003 and Policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

12. No development shall take place until an Emergency Plan outlining procedures for any unforeseen circumstances, 24 hours working and risk analysis has been submitted to and approved in writing by the Director of Transport and Environment. Any emergency situations that arise shall be carried out in accordance with the approved plan.

Reason: To ensure any unforeseen circumstances and potential risks are comprehensively considered prior to commencement of works.

13. Access shall be given at all reasonable times to the County Archaeologist to observe the excavations and record items of interest and finds.

Reason: To ensure there is no unacceptable disturbance to remains of archaeological interest and in accordance with Policy BE6 of The South East Plan.

14. The works hereby permitted shall be continuously monitored throughout by a suitably qualified Ecologist (a member of Institute of Ecological and Environmental Management). At the end of the works, the aforementioned Ecologist shall prepare an Ecological Report detailing any impacts on breeding birds, other wildlife, including plants, and habitats which shall be submitted to the County Planning Authority within 3 months of completion.

Reason: To record the resulting impact on the existing habitat and species present in accordance with Policy NRM5 of the South East Plan 2009 and Planning Policy Statement 9.

15. If, during development, contamination is found to be present at the site, then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the applicant/contractor has submitted and obtained written approval from the County Planning Authority for a strategy detailing how this contamination shall be dealt with.

Reason: This site lies on a principal aquifer. It must be ensured that all works carried out in relation to this project are carried out with the utmost care to ensure the protection of groundwater, surface waters and tidal waters and in line with the requirements of Planning Policy Statement 23.

16. During any form of earthworks or excavations that are carried out as part of the works hereby permitted, suitable vehicle wheel washing equipment should be provided within the site, the details to be agreed first with the County Planning Authority, to prevent contamination and damage to the adjacent roads

Reason: In the interests of highway safety and for the benefit and convenience of the public at large.

17. No works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to smallest amount possible has been submitted to and approved in writing by the Director of Transport and Environment. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable environmental option. All waste materials from the demolition and construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

Schedule of Approved Plans

Design and Access Statement, Project Execution Plan, Archaeology Management Plan

7. NEW SINGLE STOREY EXTENSION TO CATSFIELD C OF E PRIMARY SCHOOL FOR USE AS A PRE-SCHOOL UNIT. TO INCLUDE EXTERNAL WORKS AND REVISED CAR PARK NUMBERS. CATSFIELD C OF E PRIMARY SCHOOL, CHURCH ROAD, CATSFIELD – RR/2901/CC

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

7.2 Councillor Field, local member, spoke in support of the application.

Reason for decision

7.2 Members have considered the officer's report and agree with the reasons for approval set out in paragraph 7 of the report.

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

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Development shall not commence above ground level until samples of the materials to be used in the construction of the external surfaces of the extension 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 the appropriate appearance of the development in the area in accordance with Policy GD1(iv) of the Rother District Local Plan 2006.

4. Development shall be carried out in accordance with the Recommendations set out in Section 5 of the Ecology Consultancy 'Phase 1 Habitat Survey', dated 28th August 2009 (Job Number 2009/420).

Reason; To ensure development takes into account its impact upon local ecology in accordance with Policy GD1(vii) of the Rother District Local Plan 2006.

5. No artificial external lighting shall be installed or used in relation to the approved development other than in accordance with details submitted to and approved in writing by the Director of Transport and Environment.

Reason: To minimise the impact of artificial lighting upon the area in accordance with Policy GD1(iv) of the Rother District Local Plan 2006.

6. Construction work shall not take place at any time other than between the hours of 0730 - 1800 Monday - Friday, 0800 - 1400 on Saturday and at no time on Sunday, Bank or Public Holidays

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy GD1(ii) of the Rother District Local Plan 2006.

7. Within 12 months of the occupation of the approved development a Travel Plan shall be submitted to and approved in writing by the Director of Transport and Environment. The Travel Plan shall be implemented thereafter and reviewed bi-annually or as otherwise agreed in writing with the Director of Transport and Environment.

Reason: To help manage the travel implications of the site and increase awareness and use of alternative modes of transport for school related journeys in accordance with Policy GD1(iii) of the Rother District Local Plan 2006.

8. The development shall not be occupied until the school car park has been laid and marked out in accordance with the details on the Block Plan on drawing 8486-100.

Reason: To ensure the revisions to the school car park are available before opening of the pre-school facility in accordance with Policy GD1(iii) of the Rother District Local Plan 2006.

9. Development shall not commence until details of wheel washing facilities have been submitted to and approved in writing by the Director of Transport and Environment. The approved details shall be implemented in full before the commencement of development and the facilities shall be maintained in working order during the construction period and shall be used by any vehicle carrying mud, dust or other debris on its wheels before leaving

the site. No vehicle associated with the development shall leave the site carrying mud, dust or debris.

Reason: In the interests of highway safety and the amenity of the locality and to enable the County Planning Authority to control and regulate the development.

10. The use of the pre-school shall not commence until the extension to the existing lay-by and the dumb bell lining in Church Road shown on drawing C38985/01 Rev.A has been carried out, by the applicant, and certified in writing by the Director of Transport and Environment.

Reason: To ensure proposed highway works are carried out as proposed, in accordance with Policy GD1(iii) of the Rother District Local Plan 2006.

11. Prior to commencement of the use of the pre-school the applicant shall submit proposals to the Director of Transport and Environment for;
 - a) laying double yellow lines at the junction of Church Road with Church Lane, and
 - b) altering the position of the 30 mph limit to the south east of the school.

The applicant shall take these proposals through the process of application for Traffic Regulation Order(s) and, if made, shall be implemented within 3 months of that date.

Reason: To ensure proposed highway works are fully considered, in accordance with Policy GD1(iii) of the Rother District Local Plan 2006.

12. No works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to smallest amount possible has been submitted to and approved in writing by the Director of Transport and Environment. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable environmental option. All waste materials from the demolition and construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

Schedule of Approved Plans

8486-100 - Proposed Ground Floor Plan, Block Plan, Location Plan, 8486-101 - South East Elevation, North East Elevation, South West Elevation, Section AA, 8486-102 - Ground Floor, Phase 1 Habitat Survey, Great Crested Newt Survey of Catsfield CEP School

8. INSTALLATION OF AN OUTDOOR MULTISPORT GYM AND EXERCISE EQUIPMENT, TO THE NORTH WEST BOUNDARY OF THE COLLEGE SITE. RINGMER COMMUNITY COLLEGE, LEWES ROAD, RINGMER – LW/2896/CC

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

8.2 Councillor St Pierre, local member and a member of the Planning Committee, spoke in support of the application.

Reason for decision

8.3 Members have considered the officer's report and agree with the reasons for approval set out in paragraph 7 of the report.

8.4 RESOLVED to grant planning permission subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Construction of the AdiZone shall not take place other than between the hours of 8am - 6pm on Monday to Friday and not at any time during weekends, Bank or Public Holidays.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy ST3 of the Lewes District Local Plan, March 2003.

4. The use hereby permitted shall not be carried other than between the hours of 8am - 9pm on Monday to Friday inclusive and the hours of 9am - 12 noon on Saturdays, Sundays, Public and Bank Holidays at Term Time only and between the hours of 8am - 5pm on Mondays to Friday, during College holidays, during the summer months between April, May, June, July, August and September. During the Winter months October, November, December, January, February and March between the hours of 8am - 4.30pm during term time and College holidays and during 9am - 12 noon on Saturdays, Sundays and Bank Holidays and at no other time except for works of essential maintenance or, to respond to an emergency. No later than one week after the carrying out of such works full details of the time, date, reason for and nature of the works shall be given in writing to the Director of Transport and Environment.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy ST3 of the Lewes District Local Plan, March 2003.

5. No works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to smallest amount possible has been submitted to and approved in writing by the Director of Transport and Environment. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable environmental option. All waste materials from the demolition and construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

Schedule of Approved Plans

Ref 1 - Site Location Plan, Ref 2 - Adizone Site Plan, Site layout plan Drawing No. 11, Orientation of AdiZone Plan

9. TO USE THE EXISTING PLAYING FIELD FOR A NEW "ALL WEATHER PITCH" WITH 3 METRE HIGH STOP BALL SECURE FENCING. CLAVERHAM COMMUNITY COLLEGE, NORTH TRADE ROAD, BATTLE – RR/2885/CC

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

9.2 Councillor Field, local member, spoke in support of the application.

9.3 The Committee considered a motion as to whether the opening hours of the proposed pitch should be extended to 21:00 hrs during the week. Following a further motion to amend the proposed motion and debate the Committee decided to keep the hours of opening between 0900 and 2000 on weekdays.

Reasons for decision

9.4 Members have considered the officer's report and agree with the reasons for approval set out in paragraph 7 of the report.

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

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The pitch shall not be used other than between the hours of 0900 and 2000, Monday to Friday, 0900 and 1800 on Saturday and 1000 and 1300 on Sundays except for works of essential maintenance which are to be carried out in accordance with a schedule first submitted to and approved by the Director of Transport and Environment.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy GD1 of the Rother District Local Plan 2006.

4. No development shall take place until plans and full details of both hard and soft landscaping works have been submitted to and approved in writing by the Director of Transport and Environment and these works shall be carried out as approved. These details shall include:

Hard Landscaping

- Proposed finished levels or contours
- Vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Proposals for restoration to new banking

Soft Landscaping

- Planting plans to triangular area between pitch and polytunnel, the gaps within the tree belt to the south and along the boundary with Little Tower Hill and Hedge End.
- Written specifications (including cultivation and other operations associated with plant and grass establishment where appropriate)
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- Implementation programme

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

Reason: To secure appropriate landscaping at the site in the interests of the amenity of the locality and the landscape character of the High Wield AONB in accordance with Policies C3 of The South East Plan 2009 and Policy GD1 (v) of the Rother District Local Plan 2006.

5. A 1.2 metres high protective fence to protect the tree root areas of trees within the tree belts to the south and west of the pitch hereby permitted shall be erected in accordance with the Children's Services Tree Study plan dated 13 November 2009 and BS 5837 before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until 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 the amenity of the locality and the landscape character of the High Wield AONB in accordance with Policies C3 of The South East Plan 2009 and Policy GD1 (v) of the Rother District Local Plan 2006.

6. The pitch hereby permitted shall not be artificially illuminated at any time.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy GD1 of the Rother District Local Plan 2006.

7. The mound highlighted in red on drawing no. CLA2457/10 shall be seeded with a High Weald Meadow Mix prior to the facility being brought into operation.

Reason: To secure appropriate landscaping at the site in the interests of the amenity of the locality and the landscape character of the High Wield AONB in accordance with Policies C3 of The South East Plan 2009 and Policy GD1 (v) of the Rother District Local Plan 2006.

8. The development shall be implemented in accordance with the submitted Waste Minimisation Scheme, contained within the Design and Access Statement dated February 2010.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

Schedule of Approved Plans

CLA2457-01 - Site Location Plan, CLA2457-02 Rev A - Existing Site Plan, CLA2457-03 Rev C - Proposed Site Plan, CLA2457-04 Rev C - Proposed Site Sections, Site Justification, Design & Access Statement, Waste Minimisation Statement, Location of spoil heaps

10. NEW SINGLE STOREY 4-BED RESIDENTIAL UNIT FOR YOUNG ADULTS WITH AUTISM AND NEW ACCESS TO MAIN ENTRANCE. 29 SORREL DRIVE, EASTBOURNE – EB/2906/CC

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

10.2 Councillor Harris had previously emailed his views as local member to the Committee. The Committee decided to include an informative concerning parking near to the site.

Reason for decision

10.3 Members have considered the officer's report and agree with the reasons for approval set out in paragraph 7 of the report.

10.4 RESOLVED to grant planning permission subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Development shall not commence above ground level until samples of the materials to be used in the construction of the external surfaces of the extension 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 the appropriate appearance of the development in the area in accordance with Policy UHT1 of the Eastbourne Borough Plan 2003.

4. The extension hereby approved shall not be brought into use until the ramps and remodelled car park shown on drawing 8444/210 have been made available for use.

Reason: To secure improved access to the Resource Centre in accordance with Policy UHT1(h) of the Eastbourne Borough Plan 2003.

5. The extension shall not be occupied until plans and full details of both hard and soft landscaping works including new ramps and remodelled car parking have been submitted to and approved in writing by the Director of Transport and Environment and these works shall

be carried out in accordance with an agreed timetable. These details shall include:

a) Details of maintenance

b) Hard Landscaping

- Proposed finished levels or contours
- Means of enclosure
- Car parking layouts
- Other vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Lighting

c) Soft Landscaping

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- Protection of retained trees and vegetation

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

Reason: To integrate the development effectively into the surrounding environment and to comply with Policy UHT7 of the Eastbourne Borough Plan 2003.

6. The development shall be implemented in accordance with the submitted Waste Management Plan, dated 5th March 2010.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006 and Policy NE5 of the Eastbourne Borough Plan 2003.

Schedule of Approved Plans

8444-200 - Location and Block Plan, 8444-201 - Existing Ground Floor Plan, 8444-202 - Existing Roof Plan, 8444-203 - Existing Elevations, 8444-210 - Proposed Ground Floor Plan, 8444-211 - Proposed Roof Plan, 8444-212 - Proposed Elevations, Design and Access Statement, Arboricultural Survey

Informative

The applicant is requested to give guidance to staff and visitors that parking in the street outside the Centre is limited and can cause inconvenience to local residents. Using spare capacity in nearby lay-bys where there is often space available rather than the lay-by opposite the site entrance, would assist in a balanced approach to on-street parking in the Sorrel Drive area.