

REGULATORY COMMITTEE

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes, on 23 February 2011

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

64. MINUTES

64.1 RESOLVED to approve as a correct record the minutes of the previous meeting held on 19 January 2011.

65. REPORTS

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

66. APOLOGIES

66.1 Apologies were received from Councillor Ost.

67. DISCLOSURES OF INTEREST

67.1 Councillor Hughes declared a personal interest in items 6A and 6B in that she is a Member of Rother District Council, but she did not consider this interest to be prejudicial.

68. CHANGE OF USE TO A WASTE TRANSFER STATION – UNITS 1&2 NORTH CRESCENT INDUSTRIAL ESTATE, DIPLOCKS WAY, HAILSHAM – WD/648/CM

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

Reason for decision

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

68.3 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. The development hereby permitted shall be used only for the storage, sorting, processing and transfer of ferrous and non-ferrous metals and for no other purpose.

Reason: In the interests of amenity in accordance with Policy WLP35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and for the avoidance of doubt.

4. The site shall not be used for the dismantling, repair or storage of any vehicles.

Reason: For the avoidance of doubt and to enable the Waste Planning Authority to control and regulate the development in the interests of amenity in accordance with Policy WLP35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

5. No machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site other than between the hours of 0800 and 1800 Monday to Friday inclusive and between the hours of 0800 and 1300 on Saturdays and not at any time on Sundays, Bank and Public Holidays, unless otherwise 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 in accordance with Policy WLP35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

6. No storage container, skip, sorted or unsorted waste material or residue of recycled materials or any other items shall be stored outside the building.

Reason: In the interests of amenity and health and safety in accordance with Policy WLP35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

7. There shall be no sorting, treatment or processing of materials other than within the building.

Reason: In the interests of safety and amenity and to accord with Policies WLP35 (b) and WLP36 (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

8. No machinery or plant other than the metal shear and forklift detailed within the application particulars shall be installed or operated at the site, unless otherwise agreed in writing by the Director of Transport and Environment.

Reason: In the interests of amenity in accordance with Policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

9. There shall be no loading or unloading of materials other than within the `unloading bay` as shown on plan 2010-03-03 Rev B.

Reason: In the interests of safety and amenity and to accord with Policy WLP36 (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

10. The parking spaces and delivery access identified on plan 2010-03-03 Rev B shall not be used for any purposes other than those indicated on that plan, and shall be kept available and maintained in a suitable condition at all times for the purposes of parking and delivery.

Reason: To adequately control the use of the site in the interests of the safety of persons within the Industrial Estate in accordance with Policy WLP36 (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

INFORMATIVE

1. The applicant is informed that the activity hereby permitted is likely to require an Environmental Permit and is advised to contact the Environment Agency at the earliest opportunity for further information.

Schedule of Approved Plans

2010-03-01 Rev B - Location Plan, 2010-03-02 Rev B - Block Plan, 2010-03-03 Rev B - Existing Ground Floor Plan and Elevations

69. THE ADDITION OF 8 (NO.) "NO SPILL" FLOODLIGHTS ON 12 METRES HIGH COLUMNS SET AROUND THE EXISTING "ALL WEATHER PITCH" OUTSIDE THE BOUNDARY OF THE 3 METRES HIGH FENCING – CLAVERHAM COMMUNITY COLLEGE, NORTH TRADE ROAD, BATTLE – RR/2958/CC

69.1 The Committee considered a report by the Director of Transport and Environment. The Committee was informed that the scale indicated on the site plan attached to the report was incorrect. The Committee was informed that Councillor Field, the Local Member, supported the proposal, provided that the conditions relating to impact on neighbours were rigorously enforced.

Reason for decision

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

69.3 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. The floodlights, hereby permitted, shall not be used other than between the hours of 09.00 and 19.00, Monday to Friday during the period of 15th September to 31st October, and between the hours of 09.00 and 20.00, Monday to Friday during the period of 1st November to 14th September. At weekends, the floodlights shall not be used other than between the hours of 09.00 and 18.00 on Saturdays and 10.00 and 13.00 on Sundays. The floodlights shall not be used outside of these times except for works of essential maintenance which are to be carried out in accordance with a schedule first submitted to and approved in writing by the Director of Transport and Environment.

Reason: To safeguard the amenities of the occupiers of residential properties in the vicinity of the site and to minimise the impact on bat habitats in accordance with Policies DS1 and GD1 of the Rother District Local Plan 2006.

4. The floodlights hereby permitted shall be fitted with Ultra Low Glare Internal baffles prior to the first use of the floodlights. The lights and baffles shall be permanently maintained as such thereafter.

Reason: To protect residential amenity of the area and to comply with Policy GD1 of the Rother District Local Plan 2006.

5. The alignment of the floodlights, hereby permitted, shall be permanently maintained as such in accordance with the approved details. Any light which becomes misaligned shall be adjusted or shielded within 5 days of it being brought to the College's attention.

Reason: To protect residential amenity of the area and to comply with Policy GD1 of the Rother District Local Plan 2006.

Schedule of Approved Plans

02-Nebb816-12m-Res-398-3272 - Lighting details, Horizontal illumination scheme - Ultra Low Glare Internal baffles, Vertical illumination scheme - Ultra Low Glare Internal baffles, CLA2540-01 - Site Location Plan, Ecological survey to assess the impact on bats and bat roosts, CLA2540-02 - Existing Site Plan, Proposed Site Plan, Proposed Site Sections, Design Statement, Site Justification

70. PROPOSED NEW PLAYING FIELD APPROXIMATELY 5100M², GAMES COURT AND METAL PALISADE FENCING FOR USE BY KING OFFA PRIMARY SCHOOL FOLLOWING THE DEMOLITION OF THE BEXHILL HIGH SCHOOL BUILDINGS – DOWN ROAD, BEXHILL ON SEA – RR/2975/CC

70.1 The Committee considered a report by the Director of Transport and Environment. The Committee was informed that the scale indicated on the site plan attached to the report was incorrect. The Committee was informed that Councillor Ensor, one of the Local Members of the shared division, supported the proposal. Councillor Hughes, the other Local Member and member of the Planning Committee, also spoke in support of the proposal.

70.2 An amendment to the recommendation in the form of an additional condition regarding the colour of the proposed fencing was moved, seconded and agreed.

Reason for decision

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

70.4 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 of the approved proposals shall take place on the site until a programme of archaeological works in accordance with a written scheme of investigation 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 archaeological history of the site in accordance with Policy GD1(viii) of the Rother District Local Plan 2006.

4. Prior to the first use of the playing field hereby permitted, the new fencing on the site's northern and eastern boundaries, as illustrated on approved drawing ref. 8530-412A, shall be coloured a muted colour which shall first be agreed in writing by the Director of Transport and Environment, and thereafter retained as approved.

Reason: In the interests of visual amenity and to accord with Policy GD1(iv) of the Rother District Local Plan 2006.

Schedule of Approved Plans

Design and Access Statement, Site Waste Minimisation Statement, 8530-410 - Location Plan, 8530-411A - Proposed Playing Field, Games Court, 8530-412A - Proposed Boundary Fencing