

## **REGULATORY COMMITTEE**

### **PLANNING COMMITTEE**

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

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

#### **71. MINUTES**

71.1 RESOLVED to approve as a correct record the minutes of the previous meeting held on 23 February 2011.

#### **72. REPORTS**

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

#### **73. DISCLOSURES OF INTEREST**

73.1 Councillor Daniel declared personal interests in item 6A in that he is a Member of Hastings Borough Council Planning Committee (as Chairman of Hastings Borough Council Planning Committee he absented himself from Hastings Borough Council's meeting when the matter was considered) and as a Blue Badge holder, but he did not consider these interests to be prejudicial.

73.2 Councillor Belsey declared a personal and prejudicial interest in item 6B in that he is a governor of Ocklynge School.

73.3 Councillor Taylor declared a personal and prejudicial interest in item 6B in that he had campaigned against the application and considered that he had pre-determined his position.

#### **74. CHANGE OF USE FROM DISUSED STORAGE AREA TO EXTENSION OF EXISTING WASTE TRANSFER STATION – UNIT 3 CRADLE HILL INDUSTRIAL ESTATE, SEAFORD – LW/652/CM**

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

Reason for decision

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

74.3 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 use hereby permitted shall not be carried on other than between the hours of 0730 and 1800 on Monday to Friday inclusive and the hours of 0800 to 1600 on Saturdays, and at no time on Sundays, Public and Bank Holidays except for works of essential maintenance or which are 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 WLP35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

4. No powered machinery or plant shall be installed or operated at the site, other than two mini-diggers for waste sorting activities, without the prior approval in writing of the Director of Transport and Environment.

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

5. No storage container, skip, sorted or unsorted waste material or residue of recycled materials or any other items shall be stored outside the building, other than empty skips stored within areas A and B, north of the building, identified on the approved drawing, which was stamped approved by the County Council on 10th September 2009, under planning permission LW/602/CM.

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

6. There shall be no sorting, treatment, loading or unloading of waste, recyclable materials or any other materials other than within the building.

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

7. The operational noise levels emitted from the site, measured as LAeq 1hour (freefield) at the northern or western boundaries of the garden of 17 Kammond Avenue and in accordance with British Standard 4142:1997, shall be at least 5dB below the background LA90 value.

Reason: To safeguard the residential 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.

8. The area of land to the south of the building, labelled 'lorry parking' on the site plan approved under planning permission LW/581/CM (dated December 2008), shall not be used for any purpose associated with the use hereby permitted other than pedestrian access to and from the building, unless otherwise agreed in writing by the Director of Transport and Environment.

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

9. Unit 3, the subject of this planning permission, shall not be operated as a Waste Transfer Station independently of the adjoining Unit 3, which was originally permitted for use as a Waste Transfer Station under planning permission LW/581/CM.

Reason: To enable the County Planning Authority to control and regulate the development.

#### INFORMATIVE

1. The applicant is informed that any changes to operations must also comply with the requirements of the Environmental Permit issued by the Environment Agency, and is advised to contact the Environment Agency on telephone number 08708 502 858 for further information.

#### Schedule of Approved Plans

Site Plan, Location Plan and Proposed Floor Plan, LW/602/CM Plan showing outside skip storage area (1:500)

75. THE DEMOLITION OF HILLCREST SCHOOL (EXCLUDING THE SPORTS CENTRE) AND CONSTRUCTION OF NEW ACADEMY COMPLEX (CLASS D1), INCLUDING DINING HALL, PERFORMANCE AREAS, AND ADAPTABLE TEACHING SPACES, ALONG WITH A FLOODLIT ALL-WEATHER PLAYING PITCH, ASSOCIATED CAR AND CYCLE PARKING, LANDSCAPING AND TEMPORARY CONSTRUCTION ACCESS – HILLCREST SCHOOL, RYE ROAD, HASTINGS – HS/2979/CC

75.1 The Committee considered a report by the director of Transport and Environment. The Committee was informed about a further letter of objection, received after the publication of the agenda, and that the Local Member did not wish to address the Committee. The Committee was also informed of proposed revisions to conditions 14, 15 and 16.

75.2 The Chairman proposed an amendment to the number of Disabled Only parking bays provided in the lower car park, referred to in paragraph 2.7 of the report, which was voted on and agreed.

75.3 The Chairman proposed an amendment to the permitted hours of development contained in Condition 7, which was voted on and agreed.

#### Reason for decision

75.4 Members have considered the officer's report and all the proposed revised conditions and agree with the reasons for approval set out in paragraph 7 of the officer's report.

75.5 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. Construction of the Academy building shall not commence above ground level until samples of the materials to be used in the external surfaces 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 DG1 of the Hastings Local Plan 2004.

4. Development including demolition shall be carried out in accordance with section 10 (Tree Protection Measures), section 11 (Sequence of Works) and section 12 (Conclusions) of the Tree Survey AR/5210, November 2010.

Reason: To protect retained trees during construction In the interests of visual amenity of the area and to comply with Policy NC8 of the Hastings Local Plan 2004.

5. No construction above ground level 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.

The details shall include;

- Means of enclosure
- Hard surfacing
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, noting species, sizes and proposed numbers/densities where appropriate
- An Implementation programme
- Management Plan including wildlife habitat

The landscaped areas shall be implemented in accordance with the approved programme and retained thereafter in accordance with the approved management plan.

Reason: To integrate the development effectively into the surrounding environment and to comply with Policy NC9 of the Hastings Local Plan 2004.

6. Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Director of Transport and Environment and the construction programme carried out in accordance with the approved Plan. The Construction Management Plan shall include details of how vehicles and people will safely enter, move around and leave the site during construction (including details of managing the potential conflict of construction traffic and existing highway infrastructure).

Reason: To ensure safety on and off site during construction.

7. No demolition or construction shall take place in connection with the approved redevelopment at any time other than between 0730 and 1800 on Mondays to Fridays, between 0800 and 1800 on Saturdays and between 1000 and 1800 on Sundays, Bank and Public Holidays unless the prior written agreement of the Director of Transport and Environment has been given.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy DG4 of the Hastings Local Plan 2004.

8. Prior to commencement of development, an assessment of potential noise and vibration arising during construction shall be prepared in accordance with BS 5228-1:2009. The assessment shall be submitted to and approved in writing by the Director of Transport and Environment and construction carried out in accordance with the agreed recommendations.

Reason: To help minimise the impact of construction on the local environment in accordance with Policy DG4 of the Hastings Local Plan 2004.

9. The development shall be implemented in accordance with the submitted Site Waste Management Plan, dated 19th November 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.

10. During any form of demolition, earthworks or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the written approval of the Director of Transport and Environment.

Reason: To prevent contamination and damage to the adjacent roads In the interests of highway safety and for the benefit and convenience of the public at large.

11. The playing field shall be retained and available for use at all times throughout construction unless the prior written agreement of the Director of Transport and Environment has first been given for temporary loss.

Reason: To ensure adequate playing fields are retained for school use during construction.

12. Prior to commencement of development detailed drawings including levels, sections and construction details of the proposed roads, accesses, surface water drainage, outfall disposal and street lighting/traffic signal equipment to be provided during construction together with a programme for implementation shall be submitted to and approved in writing by the Director of Transport and Environment. The approved details shall be carried out in accordance with the agreed programme.

Reason: To ensure safety in the highway in accordance with Policy TR7 in the Hastings Local Plan.

13. Detailed drawings including levels, sections and construction details of the proposed roads, accesses, surface water drainage, outfall disposal and street lighting to be provided shall be submitted to and approved in writing by the Director of Transport and Environment. The approved details shall be implemented before the approved development is occupied for educational purposes.

Reason: To ensure safety in the highway in accordance with Policy TR7 in the Hastings Local Plan.

14. The approved development shall not be occupied for education purposes, unless otherwise agreed in writing by the Director of Transport and Environment, until the proposed turning areas, access arrangements and highway works shown on drawing 0158/SK/T/004A have been carried out in accordance with a programme and specification agreed with the Director of Transport and Environment.

Reason: To ensure proposed works in the highway are fully implemented before the new development is occupied.

15. The new building shall not be occupied for educational use, unless otherwise agreed in writing by the Director of Transport and Environment, until car parking area[s] have been provided in accordance with the approved plan number C428 D111A Rev. C. The approved areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Policy DG2 of the Hastings Local Plan 2004.

16. The new building shall not be occupied for educational use, unless otherwise agreed in writing by the Director of Transport and Environment, until a minimum of 100 cycle parking spaces have been provided in the area shown on drawing C428 D111A Rev. C. The facilities provided shall be retained thereafter for that purpose and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non car modes and to help meet the objectives of sustainable development in accordance with Policy TR5 in the Hastings Local Plan 2004.

17. Notwithstanding the parking layout shown on approved plan number C428 D111A Rev. C, the 58 car parking spaces in the proposed lower car park shall include a minimum of 2 spaces suitable for use by drivers with disabilities.

Reason; To increase the proportion of parking spaces suitable for use by drivers with disabilities in accordance with Policy DG2 of the Hastings Local Plan 2004.

18. Within 12 months of the opening of the new school a Travel Plan shall be submitted to and approved in writing by the Director of Transport and Environment. The Travel Plan shall be implemented and thereafter maintained and/or developed in accordance with the approved details.

Reason: To help increase awareness and use of alternative modes of transport for school journeys in accordance with Policy TR6 of the Hastings Local Plan 2004.

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

Reason: To minimise the impact of lighting of the development on the area in accordance with Policy DG6 in the Hastings Local Plan 2004.

20. The floodlit MUGA shall not be in use at any time other than between 0900 and 2130 Monday - Friday and between 1000 and 2030 at weekends, Bank and Public Holidays unless otherwise agreed in writing by the Director of Transport and Environment.

Reason: To help protect the residential amenities of the area in accordance with Policy DG1 of the Hastings Local Plan 2004.

21. No demolition of the main building (Block B1) or removal of its fixtures or fittings shall take place until the implementation of a programme of archaeological works in accordance with a written scheme of investigation, including a timetable for investigation has been approved in writing by the Director of Transport and Environment. The archaeological works shall take place in accordance with the approved details.

Reason: To secure an adequate record of the original building prior to its demolition.

22. Between 0700 and 2300 hours the noise rating level from school plant shall be at least 5dB LAeq, 1 hour below the background noise level when measured (in accordance with BS4142:1997) at the boundary with 228 Rye Road in accordance with a methodology agreed in writing with the Director of Transport and Environment

Reason: To minimise the impact of plant noise on the amenities of neighbouring residents in accordance with Policy DG4 of the Hastings Local Plan 2004.

23. Between 2300 and 0700 hours the noise rating level from school plant shall not exceed 30dB LAeq, 5 minutes when measured at the boundary with 228 Rye Road in accordance with a methodology agreed in writing with the Director of Transport and Environment.

Reason: To minimise the impact of plant noise on the amenities of neighbouring residents in accordance with Policy DG4 of the Hastings Local Plan 2004.

24. Within 3 months of the commencement of the use of the new school a noise monitoring report, carried out by a suitably qualified acoustician in accordance with BS4142:1997, shall be submitted to the Director of Transport and Environment to demonstrate that plant is operating in accordance with set limits. If it is not operating within set limits the report shall include a remediation plan showing how and when plant will operate within set limits.

Reason: To minimise the impact of plant noise on the amenities of neighbouring residents in accordance with Policy DG4 of the Hastings Local Plan 2004.

25. Development shall be carried out in accordance with the Conclusions of the Flood Risk Assessment, dated 29th November 2010. including details of a Sustainable Surface Water Drainage system (SuDS) together with a maintenance and management Plan which have first been approved in writing by the Director of Transport and Environment.

Reason: To control surface water run-off site in accordance with Policy DG27 of the Hastings Local Plan 2004.

26. Development including demolition shall only be carried out in accordance with a scheme to address the potential risks associated with contamination of the site. The scheme shall comprise;

1. A preliminary risk assessment which has identified;
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination of the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of risk to all receptors that may be affected, including off site

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they will be undertaken

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for

longer term monitoring of pollutant linkages, maintenance and arrangements for contingencies.

Details of the scheme shall be approved in writing by the Director of Transport and Environment and the approved scheme carried out as approved.

Reason: To ensure potential contamination of the site is fully considered and addressed in accordance with Policy DG34 of the Hastings Local Plan 2004.

27. If, during development, contamination not previously identified, is found to be present, no further development shall be carried out (unless otherwise agreed in writing with the Director of Transport and Environment) until the applicant has obtained the written agreement of the Director of Transport and Environment to an amendment to the remediation strategy detailing how the unsuspected contamination will be dealt with.

Reason: To deal with unsuspected site contamination.

28. Prior to commencement of development details of the measures to protect the public water supply main shall be 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 protect the public water supply in accordance with Policy NRM2 on The South East Plan.

29. The new building shall not be occupied for educational use until the proposed means of foul and surface water disposal have 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 details.

Reason: To ensure foul and surface water are properly disposed of in accordance with Policy NRM1 of The South East Plan 2009.

30. Prior to their commencement of the foundations of the new building details of the design shall be submitted to and agreed in writing with the Director of Transport and Environment and construction carried out in accordance with the approved details.

Reason: To help prevent groundwater pollution in accordance with Policy NRM1 of The South East Plan.

31. The new playing field shall be constructed and laid out in accordance with the standards and methodologies set out in guidance note 'Natural Turf for Sport', (Sport England, March 2000) and made available for use before the new building is brought into use for educational purposes.

Reason: To ensure the new playing field is made available for sports use in accordance with Policy S3 in The South East Plan 2009.

## INFORMATIVES

1. A formal application for connection to the public sewerage system is required in order to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development contact Southern Water, Network Development, c/o Atkins, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EX, Tel. 01962 858688 quoting ref. S/EC/2011/2979.



2. All surface water drainage from vehicle parking areas, roads and hardstandings discharging into watercourses, surface water sewers or soak ways shall first be passed through trapped gullies designed to BS 5911:1982 with an overall capacity compatible with the site being drained.

All surface water from roofs shall be piped direct to an approved surface water system using sealed down pipes. Open gullies shall not be used.

Fuel, lubricants, oils and other potential contaminants should be stored to prevent accidental or unauthorised discharge to ground.

### Schedule of Approved Plans

Ecology Survey and Assessment, Bat Survey, P/100 Rev 1 - Site Location Plan, 1545/P/110 Rev 22 - General Arrangement Plan - Ground Floor, 1545/P/111 Rev 22 - General Arrangement Plan - First Floor, 1545/P/112 Rev 8 - Building Plan Roof Level, 1545/P/117 - Proposed Changing Block Plans and Elevations, 1545/P/201 Rev 4 - Site Section AA and BB, 1545/P/202 Rev 4 - Site Section CC and DD, 1545/P/203 Rev 2 - Site Section EE, 1545/P/210 Rev 2 - Building Section BB, 1545/P/213 Rev 2 - Building Section GG, 1545/P/214 Rev 1 - Building Section HH, 1545/P/220 Rev 3 - Detail Section - Main Hall, 1545/P/221 Rev 2 - Detail Section - Honeycomb, 1545/P/222 - Detail Section - Amphitheatre, 1545/P/223 - Detail Section - Entrance Walls, P/301 Rev 5 - Building Elevations - Rye Road Elevation H, P/302 Rev 5 - Building Elevations - Main Block Elevations J and K, P/303 rev 5 - Building Elevations - East Elevation M, P/304 - Building Elevations - Rye Road Elevation H and East Elevation M, P/305 Rev 4 - Building Elevations - North Honeycomb Elevation A, P/306 Rev 4 - Building Elevations - North Honeycomb Elevations B, C and D, P/307 Rev 4 - Building Elevations - South Honeycomb Elevation E, P/308 Rev 4 - Building Elevations - South Honeycomb Elevations F, G and H, 0158/SK/t/004 Rev A - Existing and Proposed Access Arrangements, Site Waste Management Plan, 1545/SK/0174 - Long section of all weather pitch lighting, AR/2510 - Tree Survey, November 2010, Landscape Masterplan C428 D111A Rev. C.

### 76. MULTI USE GAMES AREAS WITH LIGHTING – OCKLYNGE COUNTY JUNIOR SCHOOL, VICTORIA DRIVE, EASTBOURNE – EB/2955/CC

76.1 Councillors Belsey and Taylor left the Chamber for this item.

76.2 The Committee considered a report by the Director of Transport and Environment. The Committee was informed of a further letter of objection, received after the publication of the agenda. The Committee also considered a letter received from Councillor Heaps, Local Member, opposing the application.

76.3 Mr Tarrant and Mr Griffith spoke in opposition to the application.

76.4 Mr Trott, Headteacher of Ocklynge County Junior School, spoke in support of the application.

Reason for decision

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

76.6 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 shall not take place, no machinery shall be operated and no deliveries taken or despatched from the site at any time other than between the hours of 08.00 and 17.30 on Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holidays.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy HO20 of the Eastbourne Borough Plan 2001-2011.

4. Prior to commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Director of Transport and Environment. The Plan shall include details of how the impact of construction traffic on the neighbourhood will be minimised. Construction shall be carried out in accordance with the approved Plan.

Reason: To minimise the impact of construction on the area in accordance with Policy HO20 in the Eastbourne Borough Plan 2004.

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

Reason: To minimise transfer of mud, dust or other debris from site to the public highway in order to maximise safety for users of the public highway.

6. 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:

- Means of enclosure
- Tree protection during construction
- proposed planting including schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- Implementation programme
- Management Plan

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

Reason: To help integrate the development into the surrounding environment and to comply with Policy UHT7 of the Eastbourne Borough Plan 2001 - 2011.

7. Car parking facilities on the school site shall be available at all times that the MUGA is available for use.

Reason: To ensure parking facilities are available for users of the MUGA in accordance with Policy TR11 of the Eastbourne Borough Plan 2001 - 2011.

8. The multi use games area shall not be used at any time other than between 0800 and 2000 hours Monday - Friday and between 0900 and 1700 hours on Saturday, Sunday, Bank and Public Holidays.

Reason: To protect neighbouring residents from noise and disturbance in accordance with Policies NE18 and HO20 of the Eastbourne Borough Plan 2001 - 2011.

9. The pedestrian access to the site from Baldwin Avenue shall be locked until 0730 and after 1730, Monday – Friday and at all times during weekends.

Reason: To ensure the only access to the site in the evening is from Farlaine Road to discourage school related vehicles parking in Baldwin Avenue in accordance with Policy TR11 in the Eastbourne Borough Plan 2004.

10. Floodlighting shall be installed and retained in accordance with the approved details and thereafter monitored by the School. If in operation lighting levels do not meet the predicted levels in Baldwin Avenue and properties adjoining Baldwin Avenue, measures to reduce glare to passing motorists and minimise impact on adjoining properties shall be submitted to the Director of Transport and Environment for written approval within 14 days of the situation being brought to the School's attention. The approved measures shall be implemented within 14 days of the date of written approval. If during operation, any light becomes misaligned, the floodlight shall be adjusted within 5 days of it being brought to the School's attention.

Reason: To help minimise the impact of the MUGA in operation on road users and the amenity of adjoining properties, and ensure that the floodlighting performs as approved and be in accordance with Policy UHT13 of the Eastbourne Borough Plan.

11. 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

4177 SY 3 Block Plan and Site Location Plan, 4177 SY2 Rev A - Existing Layout, LS10208-6-1-H - Sheet 1 of 4 Proposed Lighting, LS10208-6-1-V1.5 - Sheet 2 of 4 Proposed Lighting, LS10208-6-1-V3.0 - Sheet 3 of 4 Proposed Lighting, LS10208-6-1-V4.5 - Sheet 4 of 4 Proposed Lighting, 4177 SK1 Rev E - Proposed Layout

77. INSTALLATION OF 2 NO. SIX METRES COLUMNS WITH 45W COSMOPOLIS EVOLO LIGHTING LANTERNS – NEWICK CE PRIMARY SCHOOL, 63 ALLINGTON ROAD, NEWICK – LW/2983/CC

77.1 The Committee considered a report by the Director of Transport and Environment. The Committee was informed that the Local Member was not appearing as she felt the Parish Council now accepted the recommendation on the proposal.

Reason for decision

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

77.3 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 external surfaces of the columns hereby permitted shall be coloured white unless otherwise approved in writing with the Director of Transport and Environment.

Reason: To match the colour of the existing features of the School in the interests of visual amenity and to comply with Policy ST3 (b) of the Lewes District Local Plan 2003.

4. With the exception of the hours of use permitted under Condition 5, the lighting hereby permitted shall not be illuminated other than between the hours of 1500 and 1830 Mondays to Fridays inclusive, and not at any time on Saturdays, 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 and to comply with Policy ST3 (c) of the Lewes District Local Plan 2003.

5. The lighting hereby permitted shall be illuminated on no more than ten occasions per school year between the hours of 1830 and 2200 Mondays to Fridays inclusive, 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 and to comply with Policy ST3 (c) of the Lewes District Local Plan 2003.

6. Should the tree adjacent to the southernmost lighting column die or become diseased within 2 years of the lighting column being erected a replacement tree shall be planted. Prior to planting the species and position of the replacement shall be agreed in writing with the Director of Transport and Environment.

Reason: To preserve the natural character and appearance of the area in accordance with Policy ST3 of the Lewes District Local Plan 2003.

Schedule of Approved Plans

Ref 1 - Site Plan, Ref 5 - Column Positions