

REGULATORY COMMITTEE

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes, on 18 January 2012

PRESENT - Councillor Daniel (Chairman), Councillors Harris, Howson (as substitute for Councillor Hughes), Ost, Simmons, Stogdon and Taylor

39. MINUTES

39.1 RESOLVED to approve as a correct record the minutes of the previous meeting held on 16 November 2011.

40. REPORTS

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

41. DISCLOSURES OF INTEREST

41.1 Councillor Freeman declared a personal interest in Item 6B in that he is the Chair of the Seaford Seniors' Forum, other members of which had objected to the application. He did not consider this interest to be prejudicial.

41.2 Councillor Harris declared a personal interest in Items 5A, 6C and 6D in that he is a member of Eastbourne Borough Council, but he did not consider this interest to be prejudicial.

41.3 Councillor Howson declared a personal interest in Item 6B in that he is Chair of Lewes District Council Planning Committee, but he did not consider this interest to be prejudicial. He also declared that he had not attended the site visit connected with Item 6A, and so would not take part in the debate or vote.

41.4 Councillor Simmons declared a personal interest in Item 5A in that he is the Chair of the Health Overview and Scrutiny Committee and liaises with the applicant on a regular basis. He also declared a prejudicial interest in Item 6A in that he sits on the board of a Wealden sports programme along with Freedom Leisure who are the company intended to run the proposed All-Weather pitch. He agreed to leave the chamber for this item.

41.5 Councillor Taylor declared a personal interest in Items 6C and 6D in that he is a member of Eastbourne Borough Council, but he did not consider this interest to be prejudicial. He also declared a prejudicial interest in Item 5A in that he may have financial dealings with the operator of the proposed waste disposal plant in connection with his business. He left the room during the debate and vote on this item.

42. ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION – INSTALLATION OF A “WASTE TO ENERGY PLANT” FOR THE DISPOSAL OF CLINICAL WASTES WITHIN AN EXISTING BUILDING, TOGETHER WITH THE INSTALLATION OF A 25 METRES HIGH STACK AND ASSOCIATED PLANT. EASTBOURNE DISTRICT GENERAL HOSPITAL, KINGS DRIVE, EASTBOURNE – EB/643/CM(EIA)

42.1 The Committee considered a report by the Director of Economy, Transport and Environment. The Committee was informed that the Local Member did not object to the proposal.

Reason for decision

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

42.3 RESOLVED to grant 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 until details (including the colour) and/or samples of the materials to be used in the construction of the external surfaces of the stack hereby permitted have been submitted to and approved in writing by the Director of Economy, 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 (b) of the Eastbourne Borough Plan 2003.

4. The operational noise level from the site as measured at the southern boundary of the adjacent college to the north (currently called Sussex Downs College) shall, at all times, be at least 10 dB below the background noise level, as measured in accordance with BS 4142: 1997.

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

5. The amount of waste managed by the plant hereby permitted shall not exceed 5,000 tonnes per annum.

Reason: To ensure the level of traffic movements resulting from waste deliveries does not increase to a level which could lead to unacceptable effects on amenity or highway safety, and to accord with Policy WLP35 (b) and Policy WLP36 (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

INFORMATIVES

1. Southern Water has advised that a formal application for connection to the public sewerage system is required in order to service the development. To discuss this matter further the applicant is advised to contact: Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (tel. 01962 858688), or www.southernwater.co.uk.

2. No trade effluent may be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss this matter with Southern Water's Trade Effluent Inspectors. Please see: <https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.
3. The development requires an Environmental Permit from the Environment Agency, which regulates emissions and other matters. It is noted that a Permit has been issued and the applicant is reminded of the need to comply with the requirements of the Permit.

Schedule of Approved Plans

Additional Data, ESCC22A Appendix A Rev A - Ground Floor Plan, ESCC22B Appendix A Rev A - Mezzanine Floor Plan, ESCC22C Appendix A Rev A - Secondary/Office Floor Plan, ESCC20C Appendix B Rev A - Plant Plan Exterior Lighting, ESCC25 Appendix D Rev A - External Plant Footprint, EDGH-1 B - Site Location Plan, ESCC25A Appendix D - Plan View Existing Building, Flood Risk Assessment, ESCC24B Appendix C Rev B - North Building Elevation, ESCC24C Appendix C Rev B - East Building Elevation, ESCC20A Appendix B Rev A - South Building Elevation Electrical, ESCC20B Appendix B - West Building Elevation Electrical, ESHT 0658 10 p2 - Photographic Survey from 2km, ESHT 0658 11 p2 - Photographic Survey within 1km, Environmental Statement, Appendix 8.2 - Stack Dispersion Modelling, Appendix 8.3 Predicted Contour Plots for Heavy Metals, Appendix 8.4 Habitats Risk Assessment, Appendix 8.6 Predicted Noise Impact, Appendix 8.7 Human Health Risk Assessment

43. PROVISION OF A STRATEGIC DESULPHOGYPSUM (DSG) STORAGE AREA AND ASSOCIATED DEVELOPMENT FOR A PERIOD OF 10 YEARS, WITH SUBSEQUENT RESTORATION TO LOCALLY OCCURRING HABITATS AND LANDSCAPE FEATURES, THROUGH THE IMPORTATION OF SOILS, AT THE FORMER READY MIXED CONCRETE SITE. BRITISH GYPSUM LIMITED, ROBERTSBRIDGE WORKS, MOUNTFIELD, ROBERTSBRIDGE – RR/678/CM

43.1 The Committee considered a report by the Director of Economy, Transport and Environment. The Committee was informed that the Local Member supported the proposal.

Reason for decision

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

43.3 RESOLVED to grant permission subject to the following procedure:

(i) The completion of a Legal Agreement to require the submission and approval of a Construction Traffic Management Plan prior to the commencement of the restoration phase;

(ii) To authorise the Director of Economy, Transport and Environment to grant planning permission, upon completion of the Legal Agreement in (i) above, subject to conditions, along the lines as set out below; and

(iii) That if the Legal Agreement has not been completed by 18 July 2012, the application will be referred back to Committee for determination.

Proposed 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. Prior to the importation of any soils, or within 9 years of the date of this permission, whichever is the sooner, a fully comprehensive restoration scheme for the site shall be submitted to and approved in writing by the Director of Economy, Transport and Environment. The scheme shall demonstrate how the potential for habitat creation and improvement will be maximised, having regard to the landscape and ecological conditions both outside and within the site, and shall show how, notwithstanding the details submitted with this application, the volume of inert materials used to achieve the improvements will be minimised, and shall include:

- details of the type and volume of the inert materials to be imported;
- details of construction methods, including dust control;
- scale drawings showing the existing and proposed contours;
- scale drawings showing the location of planting/seeding areas;
- schedules of plants and grasses and written specifications including cultivation and other operations associated with plant and grass establishment; and
- a timescale for implementation and maintenance.

The works shall be carried out in accordance with the approved scheme.

Reason: To ensure a sensitive and appropriate restoration of the site, to minimise disturbance to the established land uses in the vicinity of the Robertsbridge Works in accordance with Policy 31 (a) (f) of the East Sussex and Brighton & Hove Minerals Local Plan 1999, Policy WLP35 (b) (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policy GD1 (ii) of the Rother District Local Plan 2006, and to conserve and enhance the High Weald Area of Outstanding Natural Beauty in accordance with Policy C3 of the South East Plan 2009, Policy 31 (c) of the East Sussex and Brighton & Hove Minerals Local Plan 1999 and Policies DS1 (vi) and GD1 (v) of the Rother District Local Plan 2006.

4. Prior to the importation of any soils, marker posts and profile boards relating to ordnance datum shall be placed around the site at 25 metres intervals to indicate the extent of the tipping operations and the finished contours identified in the restoration scheme pursuant to Condition 3. The posts shall be retained in place for the full duration of the tipping phase and grading operations and shall be replaced within seven days if they are removed or damaged at any time. The marker posts and profile boards shall not be removed until the finished levels have been approved in writing by the Director of Economy, Transport and Environment.

Reason: To ensure a sensitive and appropriate restoration of the site in accordance with Policy C3 of the South East Plan 2009, Policy 31 (c) of the East Sussex and Brighton & Hove Minerals Local Plan 1999 and Policies DS1 (vi) and GD1 (v) of the Rother District Local Plan 2006.

5. Within 10 years of the date of this permission, the use of the site for the storage of desulphogypsum (DSG) shall cease and the implementation of the restoration scheme pursuant to Condition 3 shall commence.

Reason: The storage of DSG is for a temporary period only and the restoration of the site is required to ensure the conservation and enhancement the High Weald Area of Outstanding Natural Beauty in accordance with Policy C3 of the South East Plan 2009, Policy 31 (c) of the East Sussex and Brighton & Hove Minerals Local Plan 1999 and Policies DS1 (vi) and GD1 (v) of the Rother District Local Plan 2006.

Schedule of Approved Plans

03099714-DSG.001 - Location Plan, 03099714-DSG.002 - Application and Land Ownership Boundary, 03099714.DSG.003 - Detailed Site Plan, 4858/005 - Elevation and Details, 4858/006 - Typical DSG Storage General Arrangement, 4858/003 - Site Drainage Option 3 Open Ditch West Side, Supporting Statement

44. CONSTRUCTION OF A 3RD GENERATION ARTIFICIAL TURF PITCH WITH ASSOCIATED FENCING, ACCESS RAMP AND FLOODLIGHTING. UCKFIELD COMMUNITY COLLEGE, DOWNSVIEW CRESCENT, UCKFIELD – WD/3050/CC

44.1 The Committee considered a report by the Director of Economy, Transport and Environment. The Committee was informed of an update to the Site History regarding an application in 2005 for a tennis court, which was approved subject to a condition about floodlighting. It was further reported that the permission had lapsed. The Chairman read out a statement from the Local Member which indicated support for the application with an amendment to the hours of operation.

44.2 Mr Jobson, Mr Harvey and Mr Hawes spoke against the application.

44.3 Mr Hennebry, Mr Lake and Mr Hallett spoke in favour of the application.

Reason for decision

44.4 Members have considered the officer's report, the further information provided and the representations from the public speakers and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

44.5 RESOLVED to grant 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 works shall commence on site until a Method Statement demonstrating that the amount of construction waste resulting from the development shall be reduced to smallest amount possible has been submitted to and approved in writing by the Director of Economy, Transport and Environment. The Statement shall include details

of the extent to which waste materials arising from construction will be reused on site. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be re-used or recycled. All waste materials from construction associated with the development shall be reused, recycled and dealt with in accordance with the approved 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.

4. Prior to commencement of development details of the construction of the means of access and viewing platform to be constructed between the Leisure Centre level and the pitch level shall be submitted to and approved in writing by the Director of Economy, Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason; To ensure an appropriate appearance and operation of this means of access to the pitch in accordance with Policy EN27 Policy EN27 (1) of the Wealden Local Plan 1998.

5. Prior to commencement of development details of additional planting within the school site between the proposed pitch and Hempstead Road/Hempstead Lane together with planting programme and a maintenance schedule ('the details') shall be submitted and approved in writing by the Director of Economy, Transport and Environment. Planting shall be carried out in accordance with approved details.

Reason; To help minimise the impact of the floodlighting on the amenities of the area in accordance with Policy EN27(1) in the Wealden Local Plan 1998.

6. Prior to commencement of development details of proposed floodlighting including lighting type, form of installation and proposed maintenance schedule shall be submitted to the Director of Economy, Transport and Environment for written approval. The approved details shall form part of the floodlighting of the pitch.

Reason: To help minimise the impact of the floodlighting in operation in accordance with Policy LR4 of the Wealden District Plan.

7. Prior to the commencement of the use of the approved development by the community a Community Use Scheme for the development shall be submitted to and approved in writing by the Director of Economy, Transport and Environment. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development by the community and remain in force thereafter.

Reason: To ensure a well managed community access to the sports facilities

8. The use hereby permitted shall not commence until an Operational Management Policy has been submitted to and approved in writing by the Director of Economy, Transport and Environment. Thereafter, the development shall be operated in accordance with the Operational Management Policy.

Reason; To help minimise any impact from the use of the ATP on the amenity of the local area in accordance with Policy LR4 in the Wealden Local Plan 1998

9. The ATP and floodlighting shall not be used or in operation at any time other than between 0900 hours and 2100 hours on Mondays to Saturdays and 0900 hours and 1900 hours on Sundays, Bank and Public Holidays, unless otherwise agreed for a temporary period by the prior written approval of the Director of Economy, Transport and Environment.

Reason: To help reduce the impact of the ATP and floodlights in operation on the residential amenities of the surrounding area in accordance with Policy LR4 in the Wealden Local Plan 1998.

10. Part use of the pitch hereby approved shall be managed in a way that is first used from its north western end progressing to its south eastern end.

Reason; To help minimise any impact from noise or from floodlighting on the amenity of the local area in accordance with Policy LR4 in the Wealden Local Plan 1998

Schedule of Approved Plans

(04)001 Rev B - Site Sections Existing and Proposed, (06)001 Rev C - Proposed Site Plan, (01)001 Rev B - Existing Site Location Plan, (04)002 Rev B - Site Sections Existing and Proposed, (06)002 Rev C - Proposed Detailed Site Plan

45. DEMOLITION OF EXISTING BUILDING AND ERECTION OF 3 STOREY BUILDING COMPRISING LIBRARY, ADULT SOCIAL CARE DAY CENTRE, 9 SUPPORTED LIVING FLATS AND 1 STAFF FLAT. SEAFORD LIBRARY, 17 SUTTON PARK ROAD, SEAFORD – LW/3043/CC

45.1 The Committee considered a report by the Director of Economy, Transport and Environment. The Committee was informed that Seaford Town Council maintained its objection, in particular with regard to the design of the proposed facility and the lack of adequate parking. A further drawing of the proposed finished building was circulated to the Committee.

45.2 Councillor Freeman, the Local Member, spoke in broad support of the new facility, with reservations regarding the safe operation of traffic in the area and wider Seaford concerns.

Reason for decision

45.3 Members have considered the officer's report, the further information and the Local Member's representations and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

45.4 RESOLVED to grant permission subject to the following procedure:

(i) to authorise the Director of Economy, Transport and Environment, to secure, in conjunction with the Assistant Director, Legal & Democratic Services, a satisfactory undertaking;

a) in respect of a financial contribution for amendments to the Traffic Regulation Order currently in force in Warwick Road to be processed for alterations to parking provision to include disabled spaces, a permit bay to enable dropping off/collection of visitors to the day centre and alterations to the double yellow lines, and

b) in respect of securing (subject to the Safety Audit procedure) alterations to the highway in Warwick Road comprising lowered kerbs, provision of tactile paving, a build out of the footway into the carriageway and associated highway safety furniture.

(ii) upon completion of a satisfactory undertaking in (i) above, to authorise the Director of Economy, Transport and Environment to grant planning permission and agree conditions along the lines below;

(iii) to authorise the Director of Economy, Transport and Environment to refer the application back to this Committee if the undertaking is not secured within 6 months.

Proposed 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 exterior of the building hereby permitted have been submitted to and approved in writing by the Director of Economy, 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 ST3 (b) of the Lewes District Local Plan 2003.

4. Prior to development above ground level, details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Director of Economy, Transport and Environment and the approved details included in the development as built.

Reason: To ensure adequate means of foul and surface water disposal in accordance with Policy ST1 of the Lewes District Local Plan 2003.

5. Prior to occupation of the development, details of proposed plant and machinery (including, but not restricted to, hours of operation, predicted noise output and any proposed mitigation measures) to be installed as part of the development shall be submitted to and agreed in writing by the Director of Economy, Transport and Environment. The approved details shall form part of the development in operation.

Reason; To ensure the noise impact of plant and machinery on the amenities of the area is acceptable in accordance with Policy ST3 (d) in the Lewes District Local Plan 2003.

6. Prior to first occupation of the development cycle parking facilities shown on the approved plans shall be fully provided and thereafter retained.

Reason: To comply with Policy T7 of the Lewes District Local Plan 2003.

7. Development, including demolition, shall not commence until details of the protection of elm trees in Warwick Road during construction have been submitted to and approved in writing by the Director of Economy, Transport and Environment. The approved protection measures shall be implemented before commencement of development and retained throughout construction.

Reason: To protect the elm trees in Warwick Road in accordance with Policy ST3 (f) in the Lewes District Local Plan 2003.

8. Development shall not commence until details of wheel washing facilities have been submitted to and approved in writing by the Director of Economy, Transport and Environment. The approved details shall be implemented in full before the commencement of development and the facilities shall be available during the construction period and shall be used by any construction 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 on its wheels.

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.

9. No construction shall take place at any time other than between the hours of 0730 - 1800 Monday to Friday (excluding Bank and Public Holidays) and 0800 - 1600 on Saturdays.

Reason: To help balance the impact of construction on the locality with the wish to complete the project as quickly as possible in accordance with Policy ST3(d) of the Lewes District Local Plan 2003.

10. Prior to commencement of development the applicant shall carry out a conditions survey of the highway in the vicinity of the development site and the survey shall be agreed in writing with the Director of Economy, Transport and Environment. A further survey shall be carried out by the applicant within 1 month of first occupation of the development and any damage (other than fair wear and tear) that has occurred as a result of construction shall be made good by the applicant within 1 month of the final survey and to the satisfaction of the Director of Economy, Transport and Environment.

Reason: To ensure any damage to the highway caused during construction is repaired.

11. The development shall not be occupied until the vehicle crossover on Warwick Road to the library staff car park has been stopped up and the kerb, footway and verge reinstated in accordance with details submitted to and approved in writing by the Director of Economy, Transport and Environment.

Reason: In the interests of highway safety and hazard prevention in accordance with Policy ST3 (d) of the Lewes District Local Plan 2003.

12. Prior to occupation of the development the new access onto Stafford Road shall be laid out and constructed by the applicant in accordance with the attached HT407 form/diagram in the position shown on plan number 2001 22. All works undertaken shall be carried out to the written satisfaction of the Director of Economy, Transport and Environment.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

13. Prior to occupation of the development the new access onto Stafford Road shall be constructed by the applicant to a gradient agreed in writing by the Director of Economy, Transport and Environment.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

14. Prior to commencement of development, including demolition, a Construction Traffic Management Scheme shall be submitted to and approved in writing by the Director of Economy, Transport and Environment. The Scheme shall include (but not be limited to) details of size of construction related vehicles, routing, hours of operation and parking for construction workers. Construction shall be carried in accordance with the approved Scheme.

Reason: To minimise any adverse impact of construction on the highway network.

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 Team (Wastewater), Otterbourn, Hampshire or online at www.southernwater.co.uk.
2. The Applicant's attention is drawn to the provisions of the Site Waste Management Plans Regulations 2008 and the Traffic Management Act 2004.
3. The applicant's attention is drawn to the need to book roadspace in advance with the Network Co-ordination Team (tel. 0345 60 80 193) when creating new or altering existing access onto the highway.

Schedule of Approved Plans

1001/02 - Existing Site Location and Block Plan, 1003/01 - Existing Library Floor Plans, 1004/01 - Existing Site Elevations, 2000/17 - Basement Level GA Plan, 2002/16 - First Floor GA Plan, 2003/19 - Second Floor GA Plan, 2004/03 - Residential Second Floor GA Plan, 2005/08 - Roof GA Plan, 1300/02 - Proposed Site Plan, 2101/09 - GA Elevations 2, 2101/15 - GA Elevations 1

46. NEW SINGLE MOBILE CLASSROOM TO THE EAST SIDE OF THE MAIN SCHOOL BUILDING AND INCLUDING RELOCATION OF CANOPY AND SOFT PLAY AREA. LINDFIELD SCHOOL, LINDFIELD ROAD, EASTBOURNE – EB/3054/CC

46.1 The Committee considered a report by the Director of Economy, Transport and Environment. The Committee was informed that the Local Member did not object to the proposal.

Reason for decision

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

46.3 RESOLVED to grant permission subject to the following conditions:

1. The mobile classroom hereby approved shall by 14 December 2016 be removed and the land restored to its former physical state as a hard play area or as agreed in accordance with a scheme submitted to and approved in writing by the Director of Economy, Transport and Environment.

Reason: The nature or form of development is only considered appropriate for a temporary period.

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.

Schedule of Approved Plans

8586/01A - Location Plan, 8586/05 - Site Plan, Ground Floor, 8586//03C - Floor Plan, Ground Floor, Foundations, 8586/04B - Elevations

47. NEW DOUBLE MOBILE CLASSROOM TO BE LOCATED TO THE SOUTH EAST OF THE SCHOOL BUILDING. WEST RISE INFANT SCHOOL, CHAFFINCH ROAD, EASTBOURNE – EB/3062/CC

47.1 The Committee considered a report by the Director of Economy, Transport and Environment.

47.2 Councillor Harris, the Local Member and member of the Planning Committee, spoke regarding the traffic issues and the projected increase in the need for school places in Eastbourne.

Reason for decision

47.3 Members have considered the officer's report and comments of the Local Member and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

47.4 RESOLVED to grant permission subject to the following conditions:

1. The building hereby permitted shall by 31 January 2017 be removed and the land restored to its former physical state as a playground or as agreed in accordance with a scheme submitted to and approved in writing by the Director of Economy, Transport and Environment.

Reason: The nature or form of development is only considered appropriate for a temporary period.

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. Before the first occupation of the development hereby permitted, a revised School Travel Plan, shall be submitted to and approved in writing by the Director of Economy, Transport and Environment. The Revised School Travel Plan shall be implemented and thereafter maintained and/or developed in accordance with the approved details.

Reason: To increase awareness and use of alternative modes of transport for school journeys in accordance with Policy LCF 18 of the Eastbourne Borough Plan 2001 - 2011

4. 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 Economy, 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

8558/01b - Site Plan Ground Floor, 8558/02b - Mobile Plan, 8558/03b - Typical Elevations, 8558/04 - Location Plan

48. VARIATION OF CONDITION 2 ATTACHED TO CONSENT RR/2866/CC TO EXTEND HOURS OF OPERATION OF MUGA UNTIL 2200 HOURS MONDAY – FRIDAY, 2000 HOURS ON SATURDAY AND 1900 HOURS ON SUNDAY AND BANK HOLIDAYS. RYE COLLEGE, LOVE LANE, RYE – RR/3058/CC

48.1 The Committee considered a report by the Director of Economy, Transport and Environment.

48.2 Mr Parker spoke on behalf of the operators of the MUGA.

48.3 The Chairman proposed an amendment to the duration of the permission, to run to 31 July 2013, which was seconded, voted on and agreed.

Reason for decision

48.4 Members have considered the officer's report, the representations made and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report, with the amendment to the duration of the permission.

48.5 RESOLVED to grant permission subject to the following conditions:

1. The MUGA shall be used between the hours of use hereby permitted for a limited period only until the 31 July 2013, thereafter the hours of use will revert to those detailed in Condition 2 attached to RR/2866/CC.

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.

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 MUGA shall not be used other than between the hours of 0830 and 2200 on Mondays to Fridays, 1000 and 2000 on Saturdays and 1000 and 1900 on Sundays and Bank Holidays, 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 Economy, Transport and Environment.

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

Schedule of Approved Plans

02 Rev C Site Location Plan

49. DEVELOPMENT CONTROL AND SITE MONITORING QUARTERLY REPORT

49.1 The Committee considered a report by the Director of Economy, Transport and Environment.

49.2 RESOLVED to note the report.