

REGULATORY COMMITTEE

PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at County Hall, Lewes, on 22 February 2012

PRESENT - Councillor Daniel (Chairman), Councillors Harris, Hughes, Simmons, Stogdon and Taylor

50. MINUTES

50.1 RESOLVED to approve as a correct record the minutes of the previous meeting held on 18 January 2012.

51. APOLOGIES

51.1 Apologies for absence were received from Councillor Ost.

52. REPORTS

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

53. DISCLOSURE OF INTERESTS

53.1 Councillor Daniel declared a personal interest in Item 6A in that he is a member of Hastings Borough Council, a consultee, but he did not consider this interest to be prejudicial.

53.2 Councillor Harris declared a personal interest in: Item 6A in that he is an employee of BT; and in Item 6B in that he is a member of Eastbourne Borough Council, a consultee; but he did not consider these interests to be prejudicial.

53.3 Councillor Taylor declared a personal interest in Item 6B in that he is a member of Eastbourne Borough Council, a consultee, but he did not consider this interest to be prejudicial.

54. VARIATION OF CONDITION 5 OF PLANNING PERMISSION LW/380/CM TO ALLOW CHANGES TO THE APPROVED ACCESS ROAD. OLD HAMSEY BRICKWORKS, SOUTH CHAILEY – LW/668/CM

54.1 The Committee considered a report by the Director of Economy, Transport and Environment. Further photographic and video evidence was put before the Committee.

54.2 Mrs L Page and Mr M Blackmore spoke in support of the recommendation.

54.3 Councillors Stroude and St Pierre, the Local Members, both spoke in support of the recommendation.

Reason for decision

54.4 Members have considered the officer's report, the further evidence and the oral submissions made by the public speakers and Local Members, and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report.

54.5 RESOLVED to refuse permission for the following reasons:

1. The narrow width and the alignment of parts of the access road, and insufficient radii at the junction with the A275 causes difficulties for vehicles attempting to pass each other on the access road. The increase in the number of vehicles using the access road which would arise as a result of the construction and use of the development would worsen this existing hazard and could have an adverse effect on highway safety, and as such the application is in conflict with Policy WLP36 (a, b, d) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policy ST3 (e) of the Lewes District Local Plan 2003.
2. The proposal to carry out the development permitted under planning permission reference LW/380/CM whilst retaining the narrowest section of the access road at its existing width is likely to result in a significant increase in instances of vehicles waiting, manoeuvring and reversing on the access road, close to residential properties, compared to the development that has been approved. It is considered that this would have unacceptable adverse effects on residential amenity as a result of noise and disturbance. Adverse effects could not be satisfactorily mitigated by the use of planning conditions. Therefore, the proposal conflicts with Policies ST3 (d) and ST30 (b) of the Lewes District Local Plan 2003, and Policy WLP35 (b, c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

55. RESTORATION OF PART OF THE FORMER READY MIXED CONCRETE SITE TO LOCALLY OCCURRING HABITATS AND LANDSCAPE FEATURES THROUGH INFILLING WITH INERT MATERIAL AND ROAD IMPORTED SOILS OVER A TEMPORARY PERIOD. BRITISH GYPSUM LIMITED, ROBERTSBRIDGE WORKS, MOUNTFIELD, ROBERTSBRIDGE – RR/679/CM

55.1 The Committee considered a report by the Director of Economy, Transport and Environment. The comments of the Local Member, in support of the application, were read out to the Committee.

Reason for decision

55.2 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.

55.3 RESOLVED to grant permission subject to the following procedure:

- (i) The completion of a Legal Agreement to require the development to be carried out in accordance with the submitted Construction Traffic Management Plan;
- (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 22 August 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, 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 on plans 03099714-RMC.005 - Proposed Levels and 03099714-RMC.006 - Cross Sections. 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.

4. The importation of soils and sub soils shall take place over a maximum period of 8 months from commencement to completion, unless an alternative timescale is submitted to and approved in writing by the Director of Economy, Transport and Environment.

Reason: To limit the impact of the development on highway safety and the amenity of the locality in accordance with Policy 31 (a) (d) of the East Sussex and Brighton & Hove Minerals Local Plan 1999, Policy 35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policy GD1 (ii) of the Rother District Local Plan 2006.

5. No waste material other than clean, uncontaminated processed or unprocessed soils or sub soils shall be deposited at the site.

Reason: In order to prevent pollution and to enable the enhancement of the landscape of the High Weald AONB 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.

6. No vehicle carrying soils or sub soils associated with the development shall enter the Robertsbridge Works site unsheeted.

Reason: To reduce the potential for dust emissions in the interests of the amenity of the locality in accordance with Policy 31 (a) (d) (f) of the East Sussex and Brighton & Hove Minerals Local Plan 1999, Policy 35 (b) (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policy GD1 (ii) of the Rother District Local Plan 2006.

7. No vehicle associated with the development shall leave the Robertsbridge Works site access carrying mud, dust or debris on its wheels.

Reason: In the interests of highway safety and the amenity of the locality in accordance with Policy 31 (a) (d) (f) of the East Sussex and Brighton & Hove Minerals Local Plan 1999, Policy 35 (b) (c) of the East Sussex and Brighton & Hove Waste Local Plan 2006 and Policy GD1 (ii) of the Rother District Local Plan 2006.

8. The landscaping works shown on drawing RMC/BG/010/11/rev5 shall be carried out during the first available planting season following approval of the finished levels in accordance with Condition 3.

Reason: To ensure an 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.

9. Any trees or shrubs which within a period of five years from the completion of the landscaping works are removed, uprooted or destroyed or which become seriously damaged or diseased or die shall be replaced in the next planting season with others of similar size and species, unless the Director of Economy, Transport and Environment gives prior written consent to any variation.

Reason: To ensure an appropriate final 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.

Schedule of Approved Plans

03099714-RMC.001 - Location Plan, 03099714-RMC.002 - Planning application and land ownership boundary, 03099714-RMC.003 - Site Plan, 03099714-RMC.004 - Existing Levels, 03099714-RMC.005 - Proposed Levels, 03099714-RMC.006 - Cross Sections, Planning Application Supporting Statement, RMC Restoration Plan, Construction Traffic Management Plan - February 2012

56. ALTERATIONS TO BUILDING ELEVATIONS, PARKING LAYOUT, LOCATION OF WEIGHBRIDGE AND ERECTION OF BOUNDARY FENCING; REMOVAL OF CONDITION 5 AND VARIATION TO CONDITIONS 4, 7, 9 AND 12 ATTACHED TO LW/671/CM GRANTED 23 AUGUST 2011. MATERIAL RECOVERY FACILITY, NORTH QUAY ROAD, NEWHAVEN – LW/680/CM

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

Reason for decision

56.2 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.

56.3 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. The use hereby permitted shall not be carried out other than between the hours of 0700 and 1900 on Monday to Friday inclusive and between the hours of 0700 and 1300 on Saturdays, and at no time on Sundays, Public and Bank Holidays unless otherwise agreed in writing by the Director of Economy, Transport and Environment.

Reason: To safeguard the amenities of the locality in accordance with Policy WLP35 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

4. On the south-west elevation of the building, only one door shall be open at any time and not by more than 1 metre at any time.

Reason: To help control noise emanating from the building in order to minimise impact on nearby residential occupiers in accordance with Policy WLP35(c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

5. The additional fencing indicated on the site plan to be erected by the applicant shall match the appearance of the existing boundary fencing, or as otherwise agreed in writing by the Director of Economy, Transport and Environment.

Reason: To ensure the appropriate appearance of the development in the area in accordance with Policy WLP39 (b) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

6. There shall be no sorting, treatment or processing of waste or recyclable materials other than within the building unless otherwise agreed in writing by the Director of Economy, Transport and Environment.

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

7. No material shall be stored outside the building at any time other than clean inert material and covered baled material in the areas to the south-west and to the south-east of the building indicated on drawing P.02 Rev G, unless otherwise agreed in writing by the Director of Economy, 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.

8. No machinery or plant other than the generic types detailed within the Supplementary Noise Impact Assessment, dated October 2011 shall be installed or operated at the site, unless otherwise agreed in writing by the Director of Economy, Transport and Environment. All static machinery and plant shall be operated only within the building, unless otherwise agreed in accordance with Condition 6 of this permission.

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

9. Prior to installation of the roller shutter into the north-east facing elevation of the building the parking areas identified on approved plan P.02 Rev. G shall be made

available and shall not be used for any purpose other than parking of cars, motorcycles and bicycles connected with the approved use.

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.

10. Operations on site shall take place in accordance with the Dust Management Plan (dated February 2012) at all times.

Reason: To help protect the amenity of the locality and to comply with Policy WLP35(c) of the East Sussex and Brighton & Hove Waste Local Plan 2006.

11. The noise rating level from the site when measured in accordance with BS4142:1997 at the residential dwellings shown in Figure A1 of the Supplementary Noise Impact Assessment, October 2011 must not be more than 5 decibels above the background noise level at any time.

Reason: To ensure the noise from operations does not adversely affect the amenities of the nearest residential occupiers. in accordance with Policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

12. Operations on site shall take place in accordance with the Flood Management Plan (dated September 2011, Reference LW/671/CM) at all times.

Reason: In the interest of safety and to maximise the resilience of the building and operations to damage from flooding in accordance with Policy WLP37 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

Schedule of Approved Plans

S.01 Rev B - Location Plan, Supplementary Noise Impact Assessment, October 2011, Drawing P.03 Rev A - Proposed Elevations, P.02 Rev G - Site Plan, Dust Management Plan Version 1 Revision 2 dated February 2012

57. THE REFURBISHMENT AND EXTENSIONS TO THE SCHOOL AND ITS AMALGAMATION WITH THE GROVE SCHOOL TO PROVIDE A MIXED ACADEMY WITH NEW SPORTS HALL, 32 ADDITIONAL CAR PARKING SPACES AND NEW BOUNDARY TREATMENT. FILSHAM VALLEY SCHOOL, EDINBURGH ROAD, ST LEONARDS ON SEA – HS/3057/CC

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

57.2 An amendment to condition 14 concerning the number of car parking spaces and disabled parking bays was proposed, seconded, voted on and agreed.

57.3 An additional Informative regarding provision of parking for powered two-wheeled vehicles was discussed.

Reason for decision

57.4 Members have considered the officer's report, the amended condition and additional Informative and agree with the conclusion and reasons for recommendation as set out in paragraph 7 of the report and the revised condition and informative.

57.5 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 development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Director of Economy, Transport & Environment. The programme of archaeological works shall be undertaken in accordance with the approved details.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with Policy C6 of the Hastings Local Plan 2006.

4. Construction shall be carried out in accordance with Section 10 (Tree Protection Measures), Section 11 (Tree Works), Section 12 (Sequence of Works) and Section 13 (Recommendations) of the Arboricultural Report AR/11411, October 2011.

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. Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Director of Economy, 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.

6. 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 Economy, Transport and Environment. Such equipment shall be retained in working order and used so that no construction related vehicle leaves the site with mud, dust or debris on its wheels.

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.

7. Development shall not commence above ground level until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted

have been submitted to and approved in writing by the Director of 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 DG1(b) of the Hastings Local Plan 2006.

8. The approved development shall not be occupied until details of hard and soft landscaping works have been submitted to and approved in writing by the Director of Economy, Transport and Environment and these works shall be carried out as approved.

These details shall include:

- Means of enclosure including fencing
- Hard surfacing materials
- Any minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc)
- Planting details
- Implementation and maintenance programme (Management Plan)

The landscaped areas shall be planted and maintained thereafter in accordance with the approved Management Plan.

Reason: To secure appropriate landscaping at the site in the interests of the amenity and biodiversity of the locality in accordance with Policy DG1(c) of the Hastings Local Plan 2004.

9. The extended school 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 Economy, 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 CC4 of The South East Plan 2009.

10. Development shall be carried out in accordance with the recommendations for enhancement set out section 7.2 of Desk Study and Extended Phase 1 Habitat Survey, July 2011 (Thomson Ecology ref. JESC101/001/001) and section 5.3 of the Further Bat Survey, October 2011 (Thomson Ecology ref. JESC103/001/001), or as agreed in writing by the Director of Economy, Transport and Environment.

Reason: To ensure biodiversity enhancements are achieved as part of development in accordance with Policy NC8 of the Hastings Local Plan 2004.

11. The expanded Academy shall operate in accordance with the approved Framework Travel Plan (ref. H17107/2.1) dated October 2011. Any Review of the Framework Travel Plan shall be submitted to and approved in writing by the Director of Economy, Transport and Environment and the revised Plan carried out in accordance with the revised details.

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

12. Prior to occupation of the expanded Academy the two local bus stops in Harley Shute Road shall have alterations made to the kerbs in order to improve access on and off

buses. The works shall first be agreed in writing by the Director of Economy, Transport and Environment and shall be carried out thereafter.

Reason: To help improve access to public transport in the vicinity of the site in accordance with Policy TR7 of the Hastings Local Plan 2004.

13. Prior to occupation of the expanded Academy the approach road to the campus from Edinburgh Road shall be lined/marked out in accordance with details that have been submitted to and agreed in writing with the Director of Economy, Transport and Environment.

Reason: To help control vehicular traffic at peak times in the interest of highway safety.

14. The extended building shall not be occupied for educational use, until a minimum of 169 car parking spaces (including 10 spaces for drivers with disabilities) have been provided in accordance with a layout agreed in writing by the Director of Economy, Transport and Environment. The approved parking shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles in connection with activities being carried on at the site.

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.

15. The new building shall not be occupied for educational use, unless otherwise agreed in writing by the Director of Economy, Transport and Environment, until a minimum of 100 cycle parking spaces have been provided in the areas shown on drawing TSLA 601. 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.

16. Between 2200 and 0700 hours the noise rating level from school plant shall not exceed 5dB(A) above the existing background LA90 noise level when measured at the boundary of the nearest residential neighbour at 107 Edinburgh Road.

Reason: To minimise the impact of plant noise on the amenities of neighbouring residents in accordance with Policy DG1(f) of the Hastings Local Plan 2004.

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. The applicant is advised that in accordance with the Site Waste Management Plans Regulations 2008, a Site Waste Management Plan is required for the development hereby permitted.
3. The applicant is requested to make provision for parking of powered two wheel vehicles within the application site.

Schedule of Approved Plans

02b/TSLA - Travel Plan, 04a/TSLA - Desk Study & Phase 1 Habitat Survey, 05a/TSLA - Arboricultural Survey, TSLA/A1602P/110 Rev 3 - Roof Level, TSLA/A1602P/111 Rev3 - Upper Level, TSLA/A1602P/112 Rev3 - Entrance Level, TSLA/A1602P/113 Rev3 - Courtyard Level, TSLA/A1602P/114 Rev3 - Lower Level, TSLA/A1602P/151 Rev 3 - Upper Level Window Scope, TSLA/A1602P/152 Rev 3 - Entrance Level Window Scope, TSLA/A1602P/153 Rev 3 - Courtyard Level Window Scope, TSLA/A1602P/154 Rev 3 - Lower Level Window Scope, TSLA/A1602P/230 Rev 3 - Detail Section Sports Hall, TSLA/A1602P/231 Rev 3 - Detail Section Honeycomb, TSLA/A1602P/951 Rev 3 - Proposed Academy Logo Signage, TSLA/A1602P/952 Rev 3 - Proposed Academy Signage Plan, Desk Study and Extended Phase 1 Habitat Survey, July 2011, Stage 2 - Further Bat Survey, TSLA/601/Rev I - Landscape Masterplan, TSLA/602/Rev K - Boundary Treatment Plan, TSLA/A/1602P/201 Rev 4 - Site Section, TSLA/A/1602P/210 Rev 4 - Section Entrance, TSLA/A/1602P/211 Rev 4 - Section Sports Hall & MAF, TSLA/A/1602P/301 Rev 4 - Elevations South Block - south, TSLA/A/1602P/302 Rev 4 - Elevations South Block - Honeycomb , TSLA/A/1602P/305 Rev 4 - Elevations North Block - North, TSLA/A/1602P/306 Rev 4 - Elevation North Block - Drama, TSLA/A/1602P/310 Rev 4 - Elevations West, TSLA/A/1602P/311 Rev 4 - Elevations East

58. THE PART DEMOLITION, PART REFURBISHMENT AND PART NEW BUILD OF AN EXISTING SCHOOL, PROVIDING A NEW HALL, KITCHEN, TEACHING BLOCK AND FLOODLIT MULTI-USE GAMES AREA, PLUS 45 ADDITIONAL PARKING SPACES, 100 COVERED CYCLE SPACES AND NEW LANDSCAPING AND BOUNDARY TREATMENTS. THE EASTBOURNE ACADEMY, BRODRICK ROAD, EASTBOURNE – EB/3064/CC

58.1 The Committee considered a report by the Director of Economy, Transport and Environment. The comments of the Local Member, in support of the application, were read out to the Committee.

58.2 An additional Informative regarding provision of parking for powered two-wheeled vehicles was discussed.

Reason for decision

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

58.4 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. Construction shall be carried out in accordance with Section 10 (Tree Protection Measures), Section 11 (Tree Works), Section 12 (Sequence of Works) and Section 13 (Recommendations) of the Arboricultural Report AR/12111, November 2011.

Reason: To protect retained trees during construction In the interests of visual amenity of the area and to comply with Policy UHT7 of the Eastbourne Borough Plan 2004.

4. Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Director of Economy, 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.

5. 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 Economy, Transport and Environment. Such equipment shall be retained in working order and used so that no construction related vehicle leaves the site with mud, dust or debris on its wheels.

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.

6. Development shall not commence above ground level until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Director of 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 of the Eastbourne Borough Plan 2004.

7. The approved development shall not be occupied until details of hard and soft landscaping works have been submitted to and approved in writing by the Director of Economy, Transport and Environment and these works shall be carried out as approved.

These details shall include:

- Means of enclosure including fencing
- Hard surfacing materials
- Any minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc)
- Planting details
- Implementation and maintenance programme (Management Plan)

The landscaped areas shall be planted and maintained thereafter in accordance with the approved Management Plan.

Reason: To secure appropriate landscaping at the site in the interests of the amenity and biodiversity of the locality in accordance with Policy UHT7 of the Eastbourne Borough Plan 2004.

8. The extended Academy 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 Economy, 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 CC4 of The South East Plan 2009.

9. Development shall be carried out in accordance with the recommendations for enhancement set out section 5 of the Phase 1 Habitat Survey, September 2009 (Ecology Consultancy ref. 2009/555) or as agreed in writing by the Director of Economy, Transport and Environment

Reason: To ensure biodiversity enhancements are achieved as part of development in accordance with Policy UHT7 of the Eastbourne Borough Plan 2004.

10. The expanded Academy shall operate in accordance within the approved Framework Travel Plan (ref. 4062/2.3) dated November 2011. Any Review of the Framework Travel Plan shall be submitted to and approved in writing by the Director of Economy, Transport and Environment and the revised Plan carried out in accordance with the revised details.

Reason: To increase awareness and use of alternative modes of transport for school journeys in accordance with Policy TR2 of the Eastbourne Borough Plan 2004.

11. The extended building shall not be occupied for educational use, unless otherwise agreed in writing by the Director of Economy, Transport and Environment, until car parking area[s] have been provided in accordance with the approved plan number C473 D100 RevE. 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 TR2 of the Eastbourne Borough Plan 2004.

12. The extended building shall not be occupied for educational use, unless otherwise agreed in writing by the Director of Economy, Transport and Environment, until secure, covered cycle parking area[s] have been provided in accordance with the approved plan number C473 D100 RevE. The approved areas shall thereafter be retained for that use and shall not be used other than for parking of bicycles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Policy TR6 of the Eastbourne Borough Plan 2004.

13. Prior to commencement of the construction of the artificial turf pitch 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 LCF8 of the Eastbourne Borough Plan 2004.

14. The artificial turf pitch and floodlighting shall not be used or in operation at any time other than between 0900 hours and 2200 hours on Mondays to Saturdays and between 0900 hours and 1800 hours on Sundays and at no time on Bank or Public Holidays unless the prior written agreement of the Director of Economy, Transport and Environment is obtained.

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 LCF8 in the Eastbourne Borough Plan 2004.

15. 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 and, between 0800 and 1400 on Saturdays and at no time on Sundays, Bank and Public Holidays unless the prior written agreement of the Director of Economy, Transport and Environment has been given.

Reason: To help 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 2004.

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 is advised that in accordance with the Site Waste Management Plans Regulations 2008, a Site Waste Management Plan is required for the development hereby permitted.
3. The applicant is requested to make provision for parking of powered two wheel vehicles within the application site.

Schedule of Approved Plans

Framework Travel Plan, C473D202 - Materials Plan 2, C473D203 - Materials Plan 3, C473D402 - Levels Plan 2, C473D403 - Levels Plan 3, 1598/P/100P2 - Location Plan, 1598/P/109P2 - Lower Ground Proposed Plan, 1598/P/110P2 - Upper Ground Proposed Plan, 1598/P/111P2 - First Floor Proposed Plan, 1598/P/112P2 - Roof Proposed Plan, 1598/P/113P2 - Lower Ground Overlay with Existing, 1598/P/114P2 - Upper Ground Overlay with Existing, 1598/P/115P2 - First Floor Overlay with Existing, 1598/P/210P2 - Sections A and B, 1598/P/211P2 - Sections C and D, 1598/P/212P2 - Sections E and F, 1598/P/213P2 - Sections G and H, 1598/P/301P2 - North Elevation, 1598/P/302P2 - East Elevation, 1598/P/303P2 - South Elevation, 1598/P/304P2 - West Elevation, Phase 1 Habitat Survey, Tree Survey, Arboricultural Assessment, C473 D100E - Landscape Masterplan, C473 D101E - Landscape Masterplan (Colour), C473 D102E - Tree Retention and Removal Plan, C473 D104F - Boundary Treatment Plan, C473 D201E - Materials Plan 1, C473 D204E - Materials Plan 4, C473 D401H - Levels Plan 1, C473 D404E - Levels Plan 4, TEA-L-C473 D801 B - 3G All Weather Pitch Layout