

PLANNING COMMITTEE - DEVELOPMENT CONTROL SUB-COMMITTEE - 25 November 1976

REPORT BY COUNTY PLANNING OFFICER

COUNTY MATTER - ROTHER DISTRICT

RR/76/1460(CM) - Demolition of existing brickworks and construction of a new works for the manufacture of clay facing bricks at Redland Bricks Limited, Turkey Road, Bexhill:

Proposal:

1. The proposal is a full planning application for the extraction of minerals under the existing 1947 permission, the demolition of the existing brickworks and the construction of a new works for the manufacture of clay facing bricks.

Site:

2. The site consists of 96 acres (38.87 ha) of land on the north side of Turkey Road, Bexhill. It is bounded on the northern and eastern sides by farmland, on the southern side by Highwood Golf Course and on the western side by Peartree Lane and woodlands.

3. The northern part of the site consists of fields used for grazing purposes, the north-western part is a considerable area of woodland, the south-eastern section contains a cladding works and the existing brickworks; the central area has an extensive clay pit on an east-west alignment and south of Turkey Road is a narrow amenity strip used as part of the golf course. The levels of the site fall generally from the north west to the south east with the highest land by the north-western boundary.

History:

4. There has been a brickworks at Lunsford since 1900 and the works have been in the ownership of the Redland Bricks Limited and its predecessor company since 1948. In July 1947 a planning permission was issued for the working of clay at this site under the General Interim Development Order (B/47/11A). This contained conditions which covered the submission of details of buildings, provision for improved access from Turkey Road, the retention of land for agriculture until required for mineral working, the avoidance of noise, danger and detriment to amenity, retention of a tree margin to the south and west boundaries of the site and a restriction on advertisements.

5. On the Bexhill Town Map approved in 1952 (revised 1953) the site is shown reserved for the surface working of minerals/clay. In the Consultative Draft of the 1977 Review of the County Structure Plan, Policies for Solid Waste Disposal s.4.40 states "waste may be tipped at clay pits to the north of Bexhill in conjunction with mineral workings".

Mineral Aspects:

6. The original planning permission for the working of clay given in 1947 covered about 29 ha (73 acres) including the plant area. About 5 ha (12 acres) have been worked over the past 75 years and the effective remaining area with permission is approx. 14 ha (35 acres). With an increased rate of production, (60 thousand cubic yards per year compared with 20-25 thousand

12. The present works has a workforce of six staff and forty-seven operatives. When the brickworks has been reconstructed it is envisaged that two additional persons will be employed, making a total of 55 persons.

11. The present brickworks is composed of a number of kilns, huts, buildings and chimneys spread over the south east part of the site. The proposed reconstruction will remove most of these and concentrate the process in a single modern purpose-designed building. The process carried out is the manufacture of soft mud bricks using clay boxfeeder, additive feeders, wet pan mill, rolls, mixer storage, silo and auto-brickmaking machine, dryer and kiln, producing as an end product a high quality facing brick.

Manufacturing Process:

10. During recent years there has been little capital investment in the brickworks and the owners now wish to reconstruct for the following reasons: The seams of clay used at present dip below unsuitable clays and a system of brick manufacture is now needed which can utilise all the clays available. Economic conditions make a change in production lines necessary including taking over a production line now made at the Crowborough works. A new works will make production more economic and improve working conditions for employees.

9. The method of excavating the clay will remain substantially the same as at present, during the summer each year tractors and scrapers will remove the clay and deposit it in a stock pile near the works. However, due to the larger output, the stockpile will be larger and more clay will be removed. No further excavation will take place along the side of Turkey Road and the edge of the working around Beartree Lane will be maintained at the 200 ft. line from the boundary.

8. With the closure of the Crowborough pit in about 1980, the Company's only other sources in this County will be at Chailley and Hamsey, both of which are much smaller production units. The only other brickworks in the County is at Three Oaks, a small privately owned concern. In the adjoining counties, the nearest brickworks are at Warnham in West Sussex, Dorking in Surrey and at Tonbridge in Kent. None of these pits, however, produce the "Crowborough" type of brick.

7. The "Crowborough" type of brick which it is proposed to produce, will be more economic in that it will not require the removal of both unsuitable clay within the Red Clays and the overlying and increasing thickness of Upper Tunbridge Wells Sand (here largely clays). The rejection factor will then be about 20%. The strata dips in a northward direction and working on three levels would become necessary with a maximum depth of about 60m (200 ft.) near the fault line.

50 years. The operators however, are at present thinking only in terms of working to a major east-west fault line which would provide approximately 4 ha (10 acres) and 25 year of working.

cubic yards in the past) the permitted reserves would last more than

20. A total of 65 car parking spaces are proposed along the southern boundary of the site and these will be adequate for a workforce of 55 plus visitors. The car parking area will be separated from Turkey Road by a narrow belt of new tree and shrub planting.

19. There will be a single vehicular access to the site, from Turkey Road laid out to the County Engineer's criteria. Access and egress of lorries to the site will be from the east only along Turkey Road via Sidley. The total number of lorries visiting the site per day will be 22, lorry circulation within the site will be routed on the eastern side of the factory and turning areas will be provided at the rear of the factory adjacent to the brickstacking area and the gas tank area substantially screened from view from the road.

18. The existing single storey offices will be retained and the area surrounding the new works required for vehicle movement, car parking and brick storage will be surfaced with tarmacadam.

Access, Site provision and landscaping:

17. The visual approach to the front of the building could be improved if it was set back further from the Turkey Road boundary, and this would allow greater space for screen planting, but to do so would affect the working depth at the rear of the factory.

16. The roofs are low pitched asbestos and there is asbestos upper wall cladding. The applicants propose a mid-grey colour but the Rother District Council have suggested a mid-green for the roof and mid-brown for the vertical hanging. Immediately below the vertical cladding is a horizontal line of high-level windows and the walls are of facing brickwork in dark multi-stock blue/brown facing bricks. On the southern elevation there is a rendered pale-grey panel containing an iguardon motif and the firms name.

15. The proposed building will have a total floor area of 4,990 sq.m. and will be single storey, on an east-west alignment, with a detached feeder house on the north side and an attached amenity block, workshop and store on the southern face. The building is in three parallel bays with a maximum height of 12m and with one 15 m high chimney.

The Building:

14. The kilns will be fired with liquid petroleum gas, which is largely sited to the north east of the works. Liquid petroleum gas stored in this quantity constitutes a potential major hazard and the views of the HM Inspector of Factories are awaited.

13. The proposal to demolish the existing works and construct a totally new one on the same site will involve a stoppage in production for one year during which the present labour force will be retained.

26. The Development Services Committee of the Rother District Council considered the proposal on 30 September and resolved to refer the application to the County Council with a recommendation that it be approved subject to the following conditions:-

25. The Southern Water Authority have been consulted and have examined the proposal in some detail. The applicants have consulted them with reference to formal consents required for the various aspects of the site such as culverting, surface water discharge, etc. The Southern Water Authority are satisfied that proposals for on-site surface water storage will ameliorate any flooding problems within the single water course to which the brickworks can discharge. Agreement has been reached on those aspects which are the concern of the Authority.

- 2) Before the new access is brought into use:-
 - a) a turning space for vehicles shall be provided outside the limits of the highway and shall be permanently retained.
 - b) parking accommodation for vehicles shall be provided as shown on the submitted plan and shall be permanently retained.
- 1) The reconstructed accesses shall be in the position, and laid out and constructed as specified and all works shall be executed and completed to the satisfaction of the Planning Authority.

24. The County Engineer has been consulted and directs that any consent shall include the following conditions:-

Consultations:

23. In relation to the clay excavation areas, the original planning consent required that tree screen belts should be maintained to Turkey Road and Peartree Lane. However, a public footpath runs along the northwest boundary of the site and as the excavation pit will progress steadily northwards removing the existing tree cover as it goes, a new tree screen planted along the boundary adjoining the footpath would be desirable. Additional tree planting would also be of value on the south side of Turkey Road adjoining the works area as this would visually reinforce the screen on the north side of the road.
22. The existing brickworks is screened by woodland on the northern side and there is a partial hedgerow screen on the eastern boundary of the cladding works and along the south side of Turkey Road. The proposals include some additional infilling tree planting to gaps in the woodland on the northern side of the works and a new belt of tree and shrub planting along the frontage of the works to Turkey Road with sight line left clear over a grassed area adjoining the main access. As this belt is very narrow in places considerable skill and care will be required with the use of banking, land moulding and plant materials to achieve a satisfactory and attractive screen.
21. The proposed development will increase the paved area of the site and so increase the surface water runoff. The drainage system flows to the south and discharges to an existing watercourse south of Turkey Road. The applicants are to provide for on-site surface water storage to ameliorate any flooding problems to the satisfaction of the Southern Water Authority.

29. Alternatively the pit may be suitable for development for recreational purposes such as a nature reserve or for water sports. Such a use would be dependent on the demand for such facilities and the hydrological and physical suitability of the excavated area.

28. The hole could be substantially filled with materials such as solid waste and the land restored for agricultural or forestry use or for playing fields. Preliminary investigations carried out by the County Engineer indicate some potential as a tipping site and the option is included in the Review of the County Structure Plan.

27. Excavation of the useable clay in the southern part of the site is estimated to take 25 years at the projected rate of working. The excavation faces will move steadily northwards and will increase in depth until the fault line is reached. The overburden not required for brick manufacture will be deposited on the southern side of the pit, but is unlikely to exceed 30% of the excavated material. The eventual hole will be of very considerable size and consideration should be given to its after-use of which two principal alternatives present themselves at the present time.

After-Use:

- 1) Planning permission is granted only for the purposes stated in the application and not otherwise.
- 2) No materials, plant or any other equipment of any description shall be stored in front of the buildings hereby approved, nor in any position visible from Peartree Lane.
- 3) The use of the site shall be so conducted to avoid detriment to the neighbourhood by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit, injury to users of adjoining land or public highways, danger or from any cause whatsoever.
- 4) No excavation shall take place within the areas shown hatched blue on drawing No. 071/146 REV., and in the areas there shown, an adequate tree/shrub screen shall be maintained, to the satisfaction of the District Planning Authority.
- 5) The details of the roof and vertical cladding proposed so not form part of this permission and such further particulars shall be submitted to and approved by the District Planning Authority prior to the commencement of the development.
- 6) As per schedule contained on the Industrial Development Certificates Nos. IDC/3A/5/374/76 and IDC/3A/5/303/76.
- 7) The tree and shrub planting shown of the scheme shall be carried out within one year of the date of commencement of the development hereby permitted.
- 8) Highway conditions as directed by the County Engineer.
- 9) The HM Inspector of Factories has been consulted and it is hoped to have his comments available at the meeting.

30. The operators may be able to make excavated parts of the site available for the first alternative before the clay reserves are worked out, however it would seem that adoption as a nature reserve or for water-sports should of necessity wait until the mineral extraction use had ceased. It would be desirable for the operators to submit further details of the after use alternatives at a later date.

RECOMMENDATION:

31. That subject to satisfactory recommendation received from HM Inspector of Factories planning permission be granted subject to conditions including the following:-

- 1) Statutory Time Condition.
- 2) Detailed landscaping proposals to the Turkey Road frontage, the northern margin of the manufacturing area and the north-western boundary of the site.
- 3) Existing woodland margins to Peartree Lane and Turkey Road shall be preserved and maintained.
- 4) The forecourt of the works to be maintained in a tidy condition and not used for the storage of materials, plant or equipment.
- 5) Access, turning and parking conditions as suggested by the County Engineer.
- 6) Factory Inspectors Conditions.
- 7) Industrial Development Certificate Conditions.
- 8) Detailed proposals for the working of the remaining minerals and the restoration and after-use of the excavated areas shall be submitted for approval within 5 years.
- 9) On the cessation of the working of minerals the buildings shall be demolished and the site cleared unless otherwise agreed by the County Planning Authority.
- 10) Final details of the roof and vertical cladding shall be submitted to and approved by the County Planning Authority before the development is commenced.
- 11) Details of the car parking and the landscaping margin south of the amenity area are not approved and revised details shall be submitted to and approved by the County Planning Authority before the development is commenced.

A. THORBURN
County Planning Officer
12 November 1976
PWK/DPB

RR/76/1460(CM)

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Site of
Application

spoom 48H
Wood
Wood
Great High

481H 01117

High Pear

DR. J. H. HARRIS

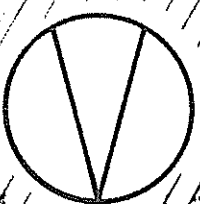
Highwood Golf Course

BEXHILL MIB & CP

COMMON

REDLAND BRICKS LTD, TURKEY RD, BEXHILL

Scale 6 inches = 1 mile.



REPORT BY COUNTY PLANNING OFFICER

COUNTY MATTER - WEALDEN DISTRICT

WD/76/2413 - Conversion of part of existing store at rear of restaurant to staff accommodation, Deans Barn, Alfriston:

Introduction:

1. Wealden Area Plans South Sub-Committee on 21st October 1976 resolved to refer the application to the County Council as a County Matter with the recommendation that, subject to the applicant entering into a Section 52 Agreement to ensure that the accommodation shall be used solely by persons for the time being employed at Deans Barn Restaurant, planning permission be granted, subject to the following conditions:-

1) Restriction to use stated in the application.

11) No tree felling, except where dead or dangerous.

111) New windows in east elevation to have leaded glazing.

1IV) No other buildings or structures to be erected without express permission.

V) No gates, fences or walls exceeding 1m (3' 3") to be erected without express permission.

Site:

2. The site comprises about 0.69 acre (0.28 ha) at the southern end of Alfriston, abutting B.2108 and Cuckmere Road opposite the Deans Place Hotel, a listed building. The site lies in a shallow valley with tree belts to the north and south and includes a house (converted to a restaurant), a store and a car park at the rear.

History:

3. Planning permission (K/64/320) was granted by former Hailsham Rural District Council for the change of use of the dwelling house to a guest house. Subsequently there have been six applications for the conversion of outbuildings or a new dwelling, all of which were refused and in 1975, an appeal on a refusal of permission for a bunglaow (WD/74/2292) was dismissed. An application (K/73/1562) was approved by Hailsham R.D.C. for conversion to staff accommodation subject to Section 52 Agreement, but applicant did not enter into agreement, so permission was subsequently refused.

Proposal:

4. The application for full planning permission is for conversion of the existing store, attached to southern side of main building, for staff accommodation.

Consultations:

5. The County Engineer, District Surveyor and Environmental Health Officer had no observations to offer.