

ENVIRONMENT COMMITTEE - DEVELOPMENT CONTROL SUB-COMMITTEE - 26 FEBRUARY 1988REPORT BY COUNTY PLANNING OFFICERSUBMISSION OF RESERVED MATTERS BY EAST SUSSEX ENTERPRISES LIMITEDRR/88/271(CM) - PART DETAILS OF RESERVED MATTERS FOR WASTE TREATMENT PLANT, ON LAND SOUTH OF PEBSHAM LANDFILL SITE, PEBSHAM, NEAR HASTINGS.

Details were received by the County Planning Department on 8th February 1988.

INTRODUCTION

1.1 In March 1985 this Sub-Committee considered an outline planning proposal (Ref. RR/84/2375(CM)) from East Sussex Enterprises Limited to construct a plant for the treatment of waste to produce fuel pellets through pulverising, separation and pelletising.

1.2 The Sub-Committee resolved to authorise the County Planning Officer to grant planning permission for the development, subject to an appropriate legal agreement being entered into with the appropriate parties to provide for the long term restoration or use of the site for recreational purposes and to prevent the ultimate use of the buildings for industry. This resolution was subject to some 12 conditions, including the need to submit detailed plans for the overall development proposal. These matters have now been resolved.

1.3 In June 1987 a further report was made to this Sub-Committee, which proposed certain amendments to the earlier resolution. In working up a detailed development programme for the site, the company identified the need to carry out the proposed development in three phases:-

- i. the reconstruction of the access road, construction of the access into the site and the earthworks necessary to level the site together with necessary landscaping; (This first phase is the subject of the current planning application)
- ii. the design and construction of the building and infrastructure;
- iii. the installation and commissioning of the required plant and machinery.

SITE AND PROPOSAL

2.1 The total site area of some 5 hectares comprises mainly scrubland and a small area of farmland to the west of the access road to Pebsham Tip, some 500 metres north of its junction with the A259. Abutting the site to the north-west is the Pebsham Local Authority Gypsy Site and to the north is Pebsham Lane giving access both to the gypsy site and to Pebsham Farm.

2.2 The submitted reserved matters give details of:-

- i. the layout, circulation and parking arrangements, horizontal and vertical alignment and a method of construction for all new roads and footpaths;
- ii. fencing of the site;
- iii. a scheme for the landscaping of the site including bunding works, tree and shrub planting; and
- iv. details of the proposed access road.

These matters are in line with the outline planning approval issued by the County Planning Officer on 25 January 1988.

CONSULTATIONS

3.1 Rother District Council will consider the matter at their meeting on 24th March 1988.

3.2 The Hastings Borough Council, as landowner and adjoining Local Planning Authority, will consider the matter on 8th March 1988.

3.3. The County Engineer has no comments to make.

3.4 The Southern Water Authority's views are awaited and their views will be reported orally.

3.5 Some local residents have been consulted but to date no representations have been received.

CONSIDERATIONS

4.1 The principle of developing the proposed site for a Waste Treatment Plant has been established, and outline planning approval granted.

4.2 The outstanding matters relating to site layout, landscaping, and access are considered to satisfactorily meet the relevant conditions imposed on the initial outline planning approval.

4.3 An outstanding matter is the question of the overall landscaping of the proposed development. The initial outline planning approval identified a specific site within which the development would be undertaken, however following a further investigation the company have concluded that it may be necessary at some time in the future to extend the site and that the landscaping proposals will need to extend beyond the area initially identified for the development. This can be dealt with at the appropriate time.

4.4 In conclusion, I am satisfied that the reserved matters will enable the proposed development to be undertaken in such a way as to be in sympathy with the local site considerations, and I recommend accordingly.

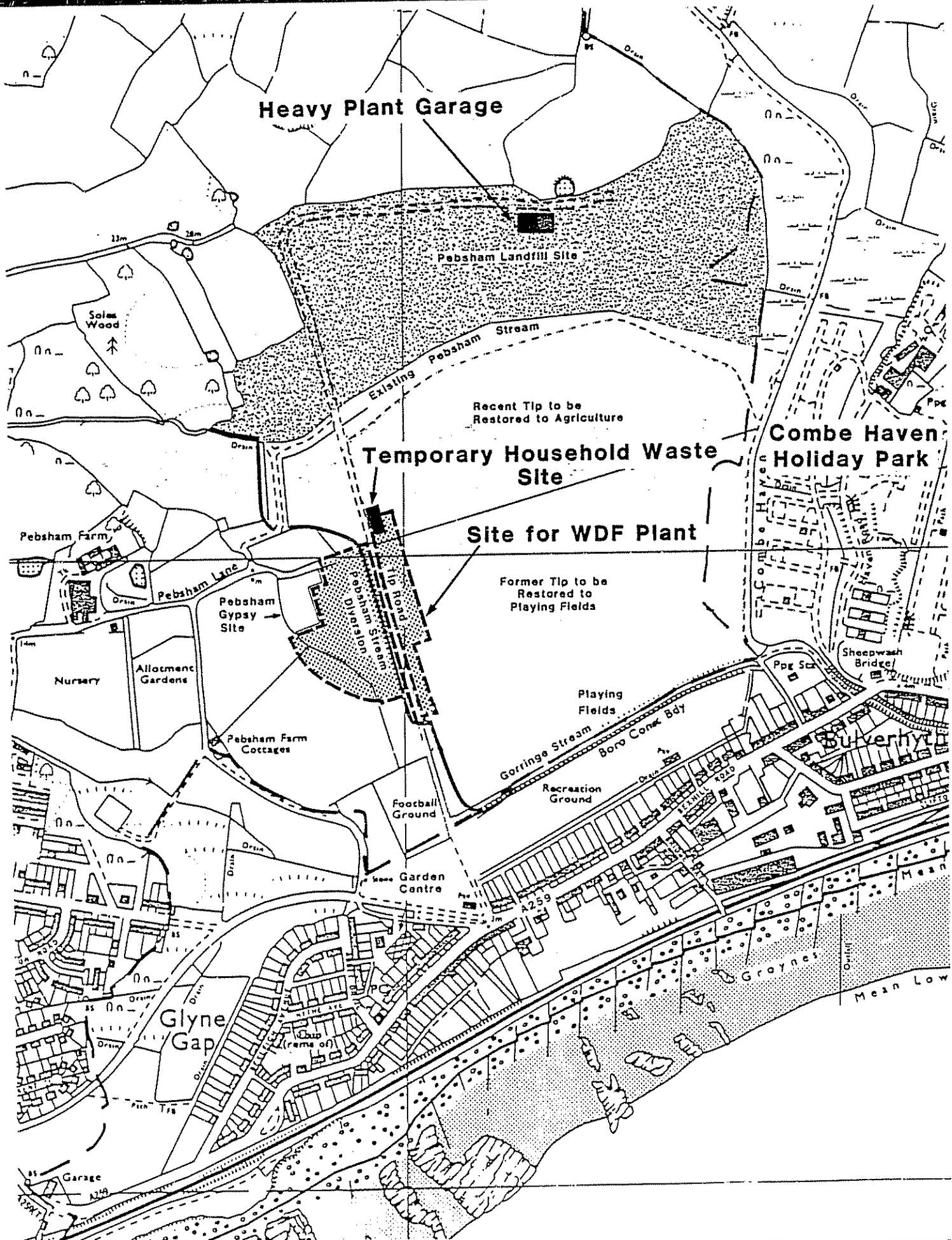
RECOMMENDATION

5.1 Subject to no objections being received from Rother District Council or Hastings Borough Council to resolve to authorise the County Planning Officer to approve the reserved matters submitted pursuant to condition 3(i), (ii), (iii), (iv) of Application No. RR/84/2375(CM) for the development comprising a waste treatment plant at Pebsham, Bexhill subject to the further submission of details for the landscaping of the area hatched green on submitted Plan ST200/5007A.

5.2 If any objections are received from Rother District Council or Hastings Borough Council ^{to} request the County Planning Officer to refer the proposal back to the Sub-Committee. *POS SWA.*

5.3 To authorise the County Planning Officer to approve the further details to be submitted pursuant to Para. 5.1 for the landscaping of the land hatched green on plan ST200/5007A.

MALCOLM REECE
County Planning Officer
19 February 1988
Ref:DCSUB/RR271
MS/seb



0 metres 300
 0 feet 1000
 1:10 000



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