Mr Tim Hickling MRTPI MCMI

Service Manager – Strategy & Planning

Rother District Council

Town Hall

BEXHILL, TN39 3JX

Fao J Pyrah

28 May 2019 our ref: RR/821/CM

your ref: RR/2019/934/CM

Dear Mr Hickling

**town and country planning ACT 1990**

**RR/821/CM - Removal / demolition of existing single storey welfare / office building and construction of two storey replacement welfare / office building.Veolia WTS and Depot, Freshfields, Bexhill Road, St Leonards-On-Sea, TN38 8AY (Within land edged red on applicants plan no. VES\_ES\_PBE\_290\_007)**

Under the powers delegated to me by the Governance Committee on 30 January 2003, I have issued a Written Notice dated 28 May 2019 authorising the carrying out of the above development. Planning Permission is now granted. A copy of the Written Notice is attached hereto.

Therefore, in accordance with the above Act would you please accept this letter in conjunction with the plans shown as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

Approved Plan(s) numbered:

VES\_ES\_PEB\_290\_001 - Proposed Layout, VES\_ES\_PEB\_290\_002 - Existing Layout, VES\_ES\_PEB\_290\_003 - Proposed Steel Frame Building Elevations, VES\_ES\_PEB\_290\_005 - New Office/Welfare Building Floor Plan, VES\_ES\_PBE\_290\_007 - Site Application Boundary Plan

Yours sincerely

*Edward Sheath*

Edward Sheath

Head of Planning & Environment

T: 01273 481846

E: Development.control@eastsussex.gov.uk

Copies to: Planning Liaison Officer - Environment Agency – for Information

Mr Dimond - Veolia ES (UK) Ltd - Agent



**EAST SUSSEX COUNTY COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) -(ENGLAND) ORDER 2015**

To:- Mr Dimond

Veolia ES (UK) Ltd.,

Poles Lane

Otterbourne

Winchester SO21 2EA

**County Ref No** RR/821/CM

**District Ref No** RR/2019/934/CM

In pursuance of the powers delegated to me by the Governance Committee on behalf of the County Council on 30 January 2003 I hereby GRANT PLANNING PERMISSION for Removal/demolition of existing single storey welfare/office building and construction of two storey replacement welfare / office building. Veolia WTS and Depot, Freshfields, Bexhill Road, St Leonards-On-Sea, TN38 8AY in accordance with your application validated by the East Sussex County Council on 10 April 2019 and the plans and particulars submitted in connection therewith and subject also to due compliance with the condition(s) specified hereunder:-

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 drawings listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

SCHEDULE OF APPROVED PLANS

VES\_ES\_PEB\_290\_001 - Proposed Layout, VES\_ES\_PEB\_290\_002 - Existing Layout, VES\_ES\_PEB\_290\_003 - Proposed Steel Frame Building Elevations, VES\_ES\_PEB\_290\_005 - New Office/Welfare Building Floor Plan, VES\_ES\_PBE\_290\_007 - Site Application Boundary Plan

INFORMATIVE

1. The applicant is recommended to investigate the condition of the drainage system at the site to ensure there are no blockages, missed connections or damage. If an investigation identifies any blockages, damage, or other complication, necessary works or repairs should be undertaken, as soon as practicably possible, to maintain the integrity of the system.

The policies relevant to this decision are:

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013: Policies: WMP6 (Safeguarding waste sites), WMP22 (Increased operational capacity at existing waste facilities), WMP23a (Design principles for waste facilities), WMP28a (Flood risk).

East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan 2017: Map 49 SP – WCA/AE Pebsham HWRC & WTS.

Rother Local Plan Core Strategy, 2014: Policy EN3 (Design quality).

Rother District Local Plan, 2006: Saved Policy GD1 (General development criteria).

The National Planning Policy Framework (NPPF) 2019

The NPPF sets out the Government’s planning policies for England and how they should be applied. Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. Part 12 (Achieving well-designed places) is relevant in this case.

For Note

In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Signed:** *Edward Sheath*

Edward Sheath

Head of Planning & Environment

**Date:** 28 May 2019

**All enquiries should be addressed to:**

Director of Communities Economy and Transport,

Communities Economy and Transport Department,

County Hall, St Anne's Crescent,

Lewes, East Sussex, BN7 1UE.

**IMPORTANT** - Please read notes attached.

Copies to: Planning Liaison Officer - Environment Agency - for information

Mr J Pyrah – Rother District Council for Statutory Planning Register

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**NOTIFICATION AS REQUIRED BY THE TOWN AND COUNTRY PLANNING ACT 1990 (DEVELOPMENT PROCEDURE) (ENGLAND) ORDER 2010**

**Appeals to the Secretary of State**

o If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

o If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

o The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

o The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

o In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

**Purchase Notices**

o If either the local planning authority or the Secretary of State refuses planning permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor can the owner render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

o In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase the owner’s interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

NOTES

(1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1990, otherwise than under Section 70-76 or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts: e.g. Building Regulations approval may be required from the relevant District/Borough Council for the construction of a building granted planning permission by East Sussex County Council.

(2) Developers are reminded that the grant of this permission does not permit the obstruction of a right of way and that, if it is necessary to stop up or divert a public right of way to enable the development to be carried out, they should apply without delay:-

(a) in the case of a footpath or bridleway, to the County Council for an order under Section 257 of the Town and Country Planning Act, 1990;

(b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act, 1990.

(3) The applicant is recommended to retain this form with the title deeds of the property.

(4) The grant of planning permission under Section 73 of the Town & Country Planning Act does not prevent the implementation of the previous planning permission, subject to the previous conditions.

**IMPORTANT**

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1990, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the East Sussex County Council’s, Planning Policy & Development Management Team, Communities Economy and Transport Department, County Hall, St Anne’s Crescent, Lewes, East Sussex BN7 1UE before carrying out the development.

Ref: Policy:dn-notes